

**BRANCH ADDRESS: NEAR SAIBABA CLOTH MARKET, MYDUKUR
YSR KADAPA DIST. 516172**

Branch E-mail- ubin0804371@unionbankofindia.bank; Contact: 9324988353

RO/KADAPA/SALE/JUNE/01/2026

Date: 12/06/2026

By Regd. Post

Borrower:

1. M/S SHREE RAMATHULASI TRACTOR AGENCY
Rep by Its Prop: Mr. Guddeti Raja Ram,
Plot No.25, MG Auto Nagar, Mydukur Road,
Proddatur, YSR Kadapa Dist. 516360
Ph.9989961278

2. MR. GUDDETI RAJA RAM (Prop.),
S/o G Rama Subba Reddy,
D.No 2/253, 2nd ward,
Eruvapalem Village, Rajupalem Mandal,
YSR Kadapa Dist, A.P-516359
Ph. 9989961278.

Guarantor:

3. MR. GUDDETI RAMA TULASI REDDY,
S/O G. Raja Ram,
D.No 2/253, 2nd ward, Eruvapalem Village,
Rajupalem Mandal, Kadapa, A.P-516359.
Ph.8555995799

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1.Union Bank of India, **Proddatur Gandhi Road Branch (04371)**, the secured creditor, caused a demand notice dated **06/05/2025** under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer, had taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated **16/07/2024** issued by the Authorized Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed at the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers.

2. As you have failed to clear the dues of the secured creditor, the immovable secured asset that has been taken possession of by the Authorised Officer, will be sold by holding public **E-auction on 14/07/2026**, auction time from 12:00 PM Noon to 05:00 PM by inviting Bids from the public through online mode on <https://baanknet.com>.

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place: Kadapa

Date: 12/06/2026

Yours faithfully,

AUTHORISED OFFICER
UNION BANK OF INDIA

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	<u>Borrower:</u> 1) M/S SHREE RAMATHULASI TRACTOR AGENCY Rep by Its Prop: Mr. Guddeti Raja Ram, Plot No.25, MG Auto Nagar, Mydukur Road, Proddatur, YSR Kadapa Dist. 516360 Ph.9989961278 2. MR. GUDDETI RAJA RAM (Prop.), S/o G Rama Subba Reddy, D.No 2/253, 2nd ward, Eruvapalem Village, Rajupalem Mandal, YSR Kadapa Dist, A.P-516359 Ph. 9989961278 <u>Guarantor:</u> 3. MR. GUDDETI RAMA TULASI REDDY, S/O G. Raja Ram, D.No 2/253, 2nd ward, Eruvapalem Village, Rajupalem Mandal, Kadapa, A.P-516359. Ph.8555995799
2. Name and address of the Secured Creditor:	Union Bank of India, Gandhi Road Branch, Proddatur, YSR Kadapa dist. 516360
3. Description of immovable secured assets to be sold:	All that parts and parcel of Vacant land having an extent of Ac.3.06 cents located in survey no 182/1, Eruvapalem village, Rajupalem Mandal, Proddatur Taluk, YSR Kadapa Dist - 516359 in the name of guarantor Mr. Guddeti Rama Tulasi Reddy with following boundaries: East: Land of Guddeti Krishna Ram West: Land of Chemikala Konda Reddy & others North: Public Road South: Land belongs to Chemikala Konda Reddy & others
4.The details of encumbrances, if any known to the Secured Creditor	Nil/Not Known.
5. Last date for submission of EMD	Before the end of e-Auction. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
6. Date & Time of auction	14/07/2026 auction time from 12:00 PM to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com.

7.The secured debt for the recovery of which the immovable secured asset is to be sold:	₹ 20,99,653.92 (Rupees Twenty Lakh Ninety Nine Thousand Six Hundred Fifty Three and Paise Ninety Two Only) + interest yet to applied from 01/04/2026 as per contractual rate + penal interest + Legal expenses.
8.1 Reserve price for the properties below which the immovable property may not be sold:	Reserve Price for property - ₹49,50,000.00 (Rupees Forty Nine Lakhs Fifty Thousand Only)
8.2 EMD Payable	Rs. 4,95,000.00 (Rupees Four Lakh Ninety Five Thousand Only) to be deposited on or before the end of e-auction. The procedure to remit EMD is given below.

9. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through <https://baanknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

9. 2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

9. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser will not be allowed to bid the property. The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

9.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

9.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>

- For auction related queries e-mail to sarfaesi@unionbankofindia.com or contact Union Bank of India, Gandhi Road Proddatur Branch in the above address given and also the Authorised officer (8015656070) for ascertaining the details of auction and inspection of property.

9.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and <https://baanknet.com> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

10. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. **It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification (including measurements) before submitting the bid.** On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

11. In case of bidding the bid increment shall not be less than Rs. 49,500/- (Rupees Forty Nine Thousand Five Hundred only) in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 49,500/- (Rupees Forty Nine Thousand Five Hundred only).

(b) Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

12. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

13. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

14. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day with the Authorised Officer in the account bearing Number **043711980050000** of **Gandhi Road Proddatur Branch**, Union Bank of India, IFSC Code **UBIN0804371** and the balance 75% of the Sale Price on or before 15th day of confirmation

of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.

In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

15. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

16. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

17. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

18. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land).

In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

19. The Authorised Officer will deliver the property on the basis of physical possession taken on **"AS IS WHERE IS, WHATEVER THERE IS & WITHOUT RECOURSE BASIS"**, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

20. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

21. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
22. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
23. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
24. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
25. The above movable/immovable secured assets will be sold in **“As is where is”, “As is What is” and “whatever there is”** condition.
26. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
27. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place: Kadapa
Date: 12/06/2026

AUTHORISED OFFICER
For UNION BANK OF INDIA