

Brindavan Gardens Branch-13591
Door No 3-28-24/7, Ground floor, SVR Complex, Opp: Ayyappa Swamy temple,
Kundula road, Brindavan Gardens, Guntur-522006
Ph No: 0863-2218383 ; Email id: ubin0813591@unionbankofindia.bank

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **11.08.2026**, for recovery of **Rs.13,04,010.21p** (Rupees Thirteen Lakhs Four thousand Ten and Paise Twenty One Only) as on 31.05.2026 due to Secured Creditor, Union Bank of India from:-

{Borrower(s) /Mortgagor(s)/Guarantor(s)/Co obligant(s)}

- M/s. Sakhamuri Venkateswara Cotton Traders represented by its Proprietor Mr. Sakhamuri Krishna Brahman S/o Seetharamaiah**
Address: Premium Spincot, 5th Mile, Kurnathala, Prathipadu Road, Guntur, Andhra Pradesh-522017.
Alternate Address: D.No. 1-13-5, Flat No 503, Sarada Homes, SVN Colony, 4th Line, Guntur, Andhra Pradesh-522006
- Mrs. Sakhamuri Naga Malleswari W/o Seetha Ramaiah**
Address: D.No. 1-13-5, Flat No 503, Sarada Homes, SVN Colony, 4th Line, Guntur, Andhra Pradesh-522006.
- Sakhamuri Naresh Babu S/o Seetharamaiah**
Address: Flat No. 402, Saraswathi Heights, 2nd Line, Anjaneya Nagar, SVN Colony, Guntur, Andhra Pradesh-522006

The Reserve Price of the Secured Assets detailed hereafter is fixed as mentioned against the respective properties described below and the property would not be sold below the reserve price. The **earnest money** to be deposited is as mentioned against the properties described below. Bidder/s shall improve their offers in multiples as specified against each property at the time of bidding in e-auction process.

Description of Immovable Property

<u>SCHEDULE-A</u>	<u>Property No.1</u>
Guntur District. Koritepadu Sub -District, within the limits of Guntur municipal corporation area, Srinivasa Nagar Colony, Koritepadu village, D.NO.255/A2A covering in an extent of Ac. 0.97 cents and out of it in an extent of Ac.0.48 ½ cents and in it Municipal	

Door no 1-13-5, Assmt. No.900/24 covering in extent of 821.½ sq. yds., of “SARADA HOMES” Apartment and property being bounded by (As per doc):

East	Property belongs to chava Sarada	85 ft
South	Property of Cherukuri Lakshmi Narayana & B.R. Residency Apartment	87 ft
West	Property of Ravella Sita Ramaiah	85 ft
North	40 ft wide Municipal corporation Road	87 ft

Within these boundaries covering in an extent of 821.½ Sq. yds., or 687.02 Sq.mts., of site, and including its all rights of easements and appurtenances etc.

SCHEDULE-B

An undivided, Unspecified and indivisible share measuring (i.e.,) 41.075 Sq.yds., (or) 34.34 sq.mts., of site out of the schedule -A, property (i.e) 821.½ sq.yds (or) 687.02 sq.mts., and along with a flat no.503, located in fourth floor, East-North corner, of “SARADA HOMES” with a plinth area 1000 sq. ft (including common area) and property being bounded by (As per doc):

East	Open area in the ground;
South	Open to sky, and common lift between the subject flat and flat no.504;
West	Common corridor;
North	Open area in the ground;

Within these boundaries one Flat No.503,with a plinth area of 1000 sq.ft located in the fourth floor, i.e., above the stilt , ground, first, second and third floors of the said “SARADA HOMES” and along with its common and joint rights including the rights of easements appurtenances etc., including allotment of car parking area

Reserve Price : Rs.34,09,000/- (Rupees Thirty Four lakhs Nine thousand only)

EMD Amount: 10% of the Reserve Price.

Bid Increment : Rs.35,000/- (Rupees Thirty Five thousand only)

Property No.2

SCHEDULE-A

Guntur District. Koritepadu Sub -District, within the limits of Guntur municipal corporation area, J.K.C. College Road, Koretipadu village, D.NO.240, covering in an extent of Ac.16.18 cents, and out of it covering in an extent of 1622 sq. yds., and out of it covering in an extent of 695 sq. yds in it nearest Door No.1-2-77, Old Asst.No.583/86, New Asst.No.3031,of “SARASWATHI HEIGHTS” Apartment and property being bounded by (As per doc):

East	Plot bearing no.5 belongs to Rama Krishna Reddy, and others, abutting the compound wall of Saraswathi Heights	86.10 ft
South	40 ft., wide Municipal Corporation Road	72 ft
West	Anjani Villa Block	86.6 ft
North	Property of Nagi Reddy and others	72.3 ft

Within these boundaries covering in an extent of 695 Sq. yds., or 581.11 Sq. mts., of site, and including its all rights of easements and appurtenances etc.

SCHEDULE-B

An undivided, Unspecified and indivisible share measuring (i.e.,) 34.75 Sq. yds., (or) 29.05 sq. mts., of site out of the schedule -A, property (i. e) 695 sq. yds (or) 581.11 sq. mts., and along with a flat no.402,located in third floor, East facing of “SARASWATHI HEIGHTS”

with a plinth area 1005 sq. ft (including common area and parking area) and property being bounded by (As per doc):

East	Common Corridor;
South	Open to sky, and common steps between the subject flat and Flat No.401
West	Open to sky
North	Open to sky

Within these boundaries one Flat No.402,with a plinth area of 1005 sq. ft. (including common area and parking area) located in the third floor, i.e., above the stilt , ground, first, second floors of the said "SARASWATHI HEIGHTS" and along with its common and joint rights including the rights of easements appurtenances etc. including allotment of car parking area.

Reserve Price : Rs.33,23,000/- (Rupees Thirty Three lakhs Twenty Three thousand only)

EMD Amount: 10% of the Reserve Price.

Bid Increment : Rs.35,000/- (Rupees Thirty Five thousand only)

Property No.3

Guntur District. Nallapadu Sub -District, Perecharla Grama Panchayath area, Perecharla village, D.NO.177/D, covering in an extent of Ac 0.15.1/2 cents, or 750.2 Sq.yds., of vacant site (600 sq.yds considered for valuation due to road widening) and property being bounded by (As per doc):

East	Panchayath bazaar
South	Property belongs to Jasti Srinivasa Rao
West	Land belongs to Jampani Sivannarayana and others
North	Land belongs to Madamanchi Srinivasa Rao

Within these boundaries covering in an extent of 750.2 Sq. yds. of vacant site only(600 sq.yds considered for valuation due to road widening).

Reserve Price : Rs.48,45,000/- (Rupees Forty Eight lakhs Forty Five thousand only)

EMD Amount: 10% of the Reserve Price.

Bid Increment : Rs.50,000/- (Rupees Fifty Thousand only)

List of Encumbrances: Nil

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx>. The same is also enclosed herewith.

Place: Guntur
Date : 30.06.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

Brindavan Gardens Branch-13591

Door No 3-28-24/7, Ground floor, SVR Complex, Opp: Ayyappa Swamy temple,
Kundula road, Brindavan Gardens, Guntur-522006

Ph No: 0863-2218383 ; Email id: ubin0813591@unionbankofindia.bank

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	1. M/s. Sakhamuri Venkateswara Cotton Traders represented by its Propreitor Mr. Sakhamuri Krishna Brahmam S/o Seetharamaiah Address: Premium Spincot, 5th Mile, Kurnathala, Prathipadu Road, Guntur, Andhra Pradesh-522017. Alternate Address: D.No. 1-13-5, Flat No 503, Sarada Homes, SVN Colony, 4th Line, Guntur, Andhra Pradesh-522006 2. Mrs. Sakhamuri Naga Malleswari W/o Seetha Ramaiah Address: D.No. 1-13-5, Flat No 503, Sarada Homes, SVN Colony, 4th Line, Guntur, Andhra Pradesh-522006. 3. Sakhamuri Naresh Babu S/o Seetharamaiah Address: Flat No. 402, Saraswathi Heights, 2nd Line, Anjaneya Nagar, SVN Colony, Guntur, Andhra Pradesh-522006												
2. Name and address of the Secured Creditor :	Union Bank of India, Brindavan Gardens Branch Door No 3-28-24/7, Ground floor, SVR Complex, Opp: Ayyappa Swamy temple, Kundula road, Brindavan Gardens, Guntur-522006												
3. Description of immovable secured assets to be Sold:													
Property No.1 SCHEDULE-A Guntur District. Koritepadu Sub -District, within the limits of Guntur municipal corporation area, Srinivasa Nagar Colony, Koritepadu village,D.NO.255/A2A covering in an extent of Ac. 0.97 cents and out of it in an extent of Ac.0.48 ½ cents and in it Municipal Door no 1-13-5, Assmt. No.900/24 covering in extent of 821.½ sq. yds., of “SARADA HOMES” Apartment and property being bounded by (As per doc): <table><tr><td>East</td><td>Property belongs to chava Sarada</td><td>85 ft</td></tr><tr><td>South</td><td>Property of Cherukuri Lakshmi Narayana & B.R. Residency Apartment</td><td>87 ft</td></tr><tr><td>West</td><td>Property of Ravella Sita Ramaiah</td><td>85 ft</td></tr><tr><td>North</td><td>40 ft wide Municipal corporation Road</td><td>87 ft</td></tr></table> Within these boundaries covering in an extent of 821.½ Sq. yds., or 687.02 Sq.mts., of site, and including its all rights of easements and appurtenances etc.		East	Property belongs to chava Sarada	85 ft	South	Property of Cherukuri Lakshmi Narayana & B.R. Residency Apartment	87 ft	West	Property of Ravella Sita Ramaiah	85 ft	North	40 ft wide Municipal corporation Road	87 ft
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EMD Amount: 10% of the Reserve Price.

Bid Increment : Rs.50,000/- (Rupees Fifty Thousand only)

4.The details of encumbrances, if any known to the Secured Creditor	Nil
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	Nil
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	<u>11-08-2026, Tuesday from 12:00 PM to 05:00 PM</u> (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.13,04,010.21p (Rupees Thirteen Lakhs Four thousand Ten and Paise Twenty One Only) as on 31.05.2026 due to Secured Creditor, Union Bank of India
9.1 Reserve price for the properties below which the immovable property may not be sold:	As specified against each property
9.2 EMD Payable	10% of the Reserve Price as specified against each property.

10. 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.

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have “Digi Locker” facility. Registration formalities shall be completed well in advance.

10. 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 held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 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 (as mentioned in <https://ibapi.in>). The property will be visible in ‘Live Auctions’ on www.baanknet.com one day prior to the date of auction.

10. 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 “ubin0813591@unionbankofindia.bank” or **contact Tel No. 0863-2218383 or 9324913591.**

10.6 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://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> 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 by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. 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 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.

12. (a) In case of bidding, the bid increment shall not be less than as specified against each property in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value as specified against each property.

(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.

13. 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.

14. 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.
15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number: 135911980050000, IFSC code: UBIN0813591 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 the bidder 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.
16. 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.
17. 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
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. 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.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is 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.
21. 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.
22. 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).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
24. 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.
25. 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.
26. The above movable/immovable secured assets will be sold in “As is where is”, “As is What is” and “whatever there is” condition.
27. 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.
28. 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 : Guntur
Date : 30.06.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA