

यूनियन बैंक
ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

आस्तिवसूलीशाखा Asset Recovery Branch

Door No 26-15-150 Andhra Bank Building Changaiaopeta

विशाखपट्टणम VISAKHAPATNAM 530001

Telephone No.0891-2537782

ईमेल email: ubin0817295@unionbankofindia.bank.in

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 Securitization 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 Union Bank of India, the Symbolic Possession of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28-07-2026 for recovery Rs.42,80,10,590.66 (Rupees Forty two crore eighty lakh ten thousand five hundred ninety and sixty six paise only) together with contractual rate of interest as of 30.06.2026 plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor:

Borrowers:

1.M/s Infinite Shipping & Engineering Pvt. Ltd., Door No.: 7-5-42, 1 st Floor, Opp. District Sports Authority, Pandurangapuram, Visakhapatnam-530003	2.Mr. Narava Apparao (Director), S/o Late Guruvulu, D.No.:14-15-17/3, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanipeta, Visakhapatnam-530002
3.Mr. Narava Rajasekhar (Director), S/o N Apparao, MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017	4.Mrs. Narava Anuradha (Director), W/o Narava Appa Rao, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanipeta, Visakhapatnam- 530002.
5.Mr. P R J Srinivasa Raju, S/o P Harinadha Raju (Director) D. No.: 49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	6.Mrs. P P Hema Sridevi (Director), W/o P R J Srinivasa Raju, D.No.:49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.
7.Mrs. Chitturi Janaki Ram (Director), W/o CH S R Prasad D.No.:10-3-8/51, Flat No 508, Kailashmetta, Visakhapatnam-530003.	

Guarantors:

1.Mr. Narava Apparao (Guarantor), S/o Late Guruvulu, D.No.:14-15-17/3, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanipeta, Visakhapatnam-530002	2.Mr. Narava Rajasekhar (Guarantor), S/o N Apparao, MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017
3.Mrs. Narava Anuradha (Guarantor), W/o Narava Appa Rao, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanipeta, Visakhapatnam- 530002.	4.Mr. P R J Srinivasa Raju (Guarantor), S/o P Harinadha Raju (Director) D. No.: 49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.

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5.Mrs. P P Hema Sridevi (Guarantor), W/o P R J Srinivasa Raju, D.No.:49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	6.Mrs. Chitturi Janaki Ram (Guarantor), W/o CH S R Prasad D.No.:10-3-8/51, Flat No 508, Kailashmetta, Visakhapatnam-530003.
7.Mrs. Narava Sudha Rani,W/o N Raja Sekhar (Guarantor) MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017	8.Mr. D Venkata Rama Raju (Mortgagor/ Guarantor) S/o Surayanarayana, Plot No 2, D.No.7-5-42, Pandurangapuram, Visakhapatnam -530003.
9.Mrs. D Lakshmi Devi (Mortgagor/ Guarantor), W/o Dantuluri Venkata Ramaraju, Plot No 2, D.No.7-5-42, Pandurangapuram, Visakhapatnam - 530003.	10.Mr. Pericharla Harinadha Raju (Mortgagor/ Guarantor), S/o Sri P Jogi Raju, D.No.:49-54-23, Green Park colony, B S Layout, Seethammadhara, Visakhapatnam-530013.
11.Mrs. Pericharla Venkata Subba Lakshmi (Mortgagor/ Guarantor), W/o P Harinadha Raju, D.No.:49-54-23, Green Park colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	

The Reserve Price of the Secured Assets is fixed as detailed hereafter below which the property would not be sold. The earnest money to be deposited is mentioned below and Bidder/s shall improve their offers in multiples of Bid Increment amount at the time of bidding in e-auction process.

SCHEDULE OF PROPERTY AND RESERVE PRICE

Details of Security	Reserve Price EMD@ (10%) Bid Increment	Date and time of e auction
PROPERTY NO 1 Part1: Residential Vacant site with an extent of Ac 0.455 Cents (2,202.20 Sq. Yards) in Sy No. 53/5, Patta No's. 192 & 193, Kommadi Village, Madhurawada SRO District, GVMC Visakhapatnam limits, Visakhapatnam District, belongs to Mrs. P P H Sri Devi W/o Mr. Pericharla Rama Jogi Srinivasa Raju. Property bounded by: East: Lands belong to Galagani Suri Babu, West: Lands belong to A. Bhagyalakshmi, North: Sy.No. 39/2 Mettu, South: Property belong to PRJ Srinivasa Raju and after that Property of Kothakota Venkata Rao.	Reserve Price: Rs.3,90,00,000/- (Rupees Three Crores Ninety lakhs only) EMD: Rs.39,00,000/- (Rupees Thirty-Nine lakhs only)	28-07-2026 From 12.00 NOON to 05.00 pm With 10 minutes unlimited auto extension.
Part2: Vacant land with an extent of Ac.0.455 Cents (2,202.20 Sq. Yards) located in Sy No. 53/5, Patta No's. 192 & 193, Kommadi Village, GVMC Municipal Corporation limits, Madhurawada Subregistration district, Visakhapatnam district belongs to Mr. Pericharla Rama Jogi Srinivasa Raju s/o P Harinadha Raju. Property bounded by: East: Property of Galagani Suri Babu, West: Property of A. Bhagyalakshmi, North: Property of P P H Sridevi after that property in Sy No. 39/2, South: Property of Kothakota Venkata Rao.	Bid Increment: Rs.3,90,000/- (Rupees Three lakhs and ninety thousand only)	



Details of Security	Reserve Price EMD@ (10%) Bid Increment	Date and time of e auction
PROPERTY NO 2: Part1: Vacant land admeasuring Ac.0.82 cent or 3968.80 Sq. Yds located in Old S. No. 20/1, new S. No. 20/1F Patta No 162, Nidigattu Village & Panchayat, Bheemunipatnam Mandalam, Anandapuram Sub-Registrar Office, Visakhapatnam belongs to Smt. P P H Sri Devi W/o PRJ Srinivasa Raju. Property bounded by: East: Remaining Land in S. No. 20/1 part, West: Property belongs to Pericharla Rama Jogi Srinivasa Raju, North: Property belongs to Konathala Pydi Raju & Others, South: Property belongs to PPH Sridevi.	Reserve Price: Rs.15,60,00,000/- (Rupees Fifteen crores and Sixty lakhs only) EMD: Rs.1,56,00,000/- (Rupees One crore fifty-six lakhs only)	28-07-2026 From 12.00 NOON to 05.00 pm With 10 minutes unlimited auto extension
Part 2: Vacant land admeasuring Ac.1.78 cents or 8615.20 Sq. Yds vide Sy. No. 20/1H(parts), Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO, Visakhapatnam District belongs to Mrs. P P H Sri Devi W/o PRJ Srinivasa Raju. Property bounded by: East: Remaining Land in Sy. No. 20/1 H (part), West: Land in Sy.no. 20/1G&1F, North: Land in Sy. No. 24, South: Land in Sy. No. 20/1C (PRJ Srinivasa Raju Land).	Bid Increment: Rs.15,60,000/- (Rupees Fifteen lakhs and sixty thousand Only)	
Part3: Vacant land admeasuring 1.68 Acres or 8131.20 Sq. Yds located in Sy. No. 20/1, Patta No. 162 of Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericharla Rama Jogi Srinivasa Raju. Site bounded by: East: Land belongs to Buddhala Mangaveni, West: Land belongs to Bora Adinarayana, North: Land belongs to Bora Simhadri & Maddula Venkateswarlu in Sy No. 24, South: Land belongs to Mamidi Adinarayana		
Part4: Vacant land admeasuring Ac 1.05 Acres or 5082.00 Sq. Yds located in Sy. No. 20/1 part, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericherla Rama Jogi Srinivasa Raju. Site bounded by: East: Dry Land belongs to Maddala Atchayamma sold to others, West: Dry Land belongs to Gujja Peda Appaya sold to others, presently P Harinadha Raju, North: Dry Land belongs to Bora Reddy and others, South: Dry Land belongs to Bora Nookanna sold to others and Neeli Naga Satyanarayana and P Uma Maheshwari, Manikyam.		
Part5: vacant site admeasuring 0.24 Acres or 1161.60 Sq. Yds located in Sy. No. 20/1 B, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericherla Harinadha Raju. Property bounded by:		

Details of Security	Reserve Price EMD@ (10%) Bid Increment	Date and time of e auction
East: Gajju Ramulu sold to others (present land belongs to P R J S Raju), West: Dry Land belongs to Vendee, North: Maddula Family members sold to others (Present land belong to P.R.J.S. Raju), South: Dry Land belongs to Chilkuri Srinivasa Rao and others Part6: Vacant land admeasuring Ac 0.80 cents or 3872.00 Sq. Yds located in Sy. No. 20/1B, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam District belongs to Mr. Pericherla Harinadha Raju. Property bounded by: East: Dry land belongs to Surisetty Neeraja, West: Gedda, North: Maddala Family members sold to P R J Srinivasa Raju, South: Dry Land belongs to Chilkuri Srinivasa Rao and others. Part7: Vacant site admeasuring Ac 1.00 cents or 4840.00 Sq. Yds vide Sy. No. 20-1A, Khata no.424, Nidigattu Village & Panchayat, Bheemunipatnam Mandal, Anandapuram Sub Registration District, Visakhapatnam District belongs to Smt. Pericharla Venkata Subba Lakshmi, W/o Harinadha Raju. Property bounded by: East: Dry land belongs to P R J Srinivasa Raju, West: Water canal, North: Dry Land SY No. 24, South: Dry Land belongs to Mamidi Adinarayana sold to others presently P Harinadha Raju.		

For detailed terms and conditions of the sale, please visit the link provided in

<https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and
www.unionbankofindia.co.in

- There are no encumbrances known to the Bank on the property.

यूनिऑन बैंक ऑफ इंडिया / For Union Bank of India
एसेट रिकवरी ब्रांच, (एन.ए.ए.ए.) Asset Recovery Br., (A.R.B.)

[Signature]

Authorized Officer

Union Bank of India, Asset Recovery Branch

Place: Visakhapatnam
Date: 02-07-2026



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ऑफ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

आस्ति वसूली शाखा Asset Recovery Branch

Door No 26-15-150, Union Bank Building, Changanaropeta

विशाखपट्टणम VISAKHAPATNAM 530001

Telephone No.0891-2537782 ई मेल email: ubin0817295@unionbankofindia.bank.in

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower	
1.M/s Infinite Shipping & Engineering Pvt. Ltd., Door No.: 7-5-42, 1 st Floor, Opp. District Sports Authority, Pandurangapuram, Visakhapatnam-530003	2.Mr. Narava Apparao (Director), S/o Late Guruvulu, D.No.:14-15-17/3, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanieta, Visakhapatnam-530002
3.Mr. Narava Rajasekhar (Director), S/o N Apparao, MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017	4.Mrs. Narava Anuradha (Director), W/o Narava Appa Rao, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanieta, Visakhapatnam- 530002.
5.Mr. P R J Srinivasa Raju, S/o P Harinadha Raju (Director) D. No.: 49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	6.Mrs. P P Hema Sridevi (Director), W/o P R J Srinivasa Raju, D.No.:49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.
7.Mrs. Chitturi Janaki Ram (Director), W/o CH S R Prasad D.No.:10-3-8/51, Flat No 508, Kailashmetta, Visakhapatnam-530003.	
Guarantors:	
1.Mr. Narava Apparao (Guarantor), S/o Late Guruvulu, D.No.:14-15-17/3, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanieta, Visakhapatnam-530002	2.Mr. Narava Rajasekhar (Guarantor), S/o N Apparao, MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017
3.Mrs. Narava Anuradha (Guarantor), W/o Narava Appa Rao, Sri Rama Apartments, Flat No. 4, Ground Floor, Gokhalee Road, Maharanieta, Visakhapatnam- 530002.	4.Mr. P R J Srinivasa Raju (Guarantor), S/o P Harinadha Raju (Director) D. No.: 49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.
5.Mrs. P P Hema Sridevi (Guarantor), W/o P R J Srinivasa Raju, D.No.:49-54-23, Green Park Colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	6.Mrs. Chitturi Janaki Ram (Guarantor), W/o CH S R Prasad D.No.:10-3-8/51, Flat No 508, Kailashmetta, Visakhapatnam-530003.
7.Mrs. Narava Sudha Rani (Guarantor), W/o N Raja Sekhar, MVP Enclave, 1 st Floor, LIG-4, Lawson's Bay Colony, Visakhapatnam-530017	8.Mr. D Venkata Rama Raju (Mortgagor/ Guarantor) S/o Surayanarayana, Plot No 2, D.No.7-5-42, Pandurangapuram, Visakhapatnam -530003.
9.Mrs. D Lakshmi Devi (Mortgagor/ Guarantor), W/o Dantuluri Venkata Ramaraju, Plot No 2, D.No.7-5-42, Pandurangapuram, Visakhapatnam - 530003.	10.Mr. Pericharla Harinadha Raju (Mortgagor/ Guarantor), S/o Sri P Jogi Raju, D.No.:49-54-23, Green Park colony, B S Layout, Seethammadhara, Visakhapatnam-530013.
11.Mrs. Pericharla Venkata Subba Lakshmi (Mortgagor/ Guarantor), W/o P Harinadha Raju, D.No.:49-54-23, Green Park colony, B S Layout, Seethammadhara, Visakhapatnam-530013.	
2. Name and address of the Secured Creditor	Originally sanctioned by base branch "Port branch" Now transferred to Asset Recovery Branch, Door No 26-15-, Union

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	Bank Building Changalraopeta, VISAKHAPATNAM 530001, Tel No.0891-2537792/82 email: ubin0817295@unionbankofindia.bank.in
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3. Description of immovable secured assets to be Sold:

PROPERTY NO 1:

Part1:

Residential Vacant site with an extent of Ac 0.455 Cents (2,202.20 Sq. Yards) in Sy No. 53/5, Patta No's. 192 & 193, Kommadi Village, Madhurawada SRO District, GVMC Visakhapatnam limits, Visakhapatnam District, belongs to Mrs. P P H Sri Devi W/o Mr. Pericharla Rama Jogi Srinivasa Raju.

Property bounded by:

East: Lands belong to Galagani Suri Babu,

West: Lands belong to A. Bhagyalakshmi,

North: Sy.No. 39/2 Mettu,

South: Property belong to PRJ Srinivasa Raju and after that Property of Kothakota Venkata Rao.

Part2:

Vacant land with an extent of Ac.0.455 Cents (2,202.20 Sq. Yards) located in Sy No. 53/5, Patta No's. 192 & 193, Kommadi Village, GVMC Municipal Corporation limits, Madhurawada Subregistration district, Visakhapatnam district belongs to Mr. Pericharla Rama Jogi Srinivasa Raju s/o P Harinadha Raju.

Property bounded by:

East: Property of Galagani Suri Babu,

West: Property of A. Bhagyalakshmi,

North: Property of P P H Sridevi after that property in Sy No. 39/2,

South: Property of Kothakota Venkata Rao.

PROPERTY NO 2:

Part1:

Vacant land admeasuring Ac.0.82 cent or 3968.80 Sq. Yds located in Old S. No. 20/1, new S. No. 20/1F Patta No 162, Nidigattu Village & Panchayat, Bheemunipatnam Mandalam, Anandapuram Sub-Registrar Office, Visakhapatnam belongs to Smt. P P H Sri Devi W/o PRJ Srinivasa Raju.

Property bounded by:

East: Remaining Land in S. No. 20/1 part,

West: Property belongs to Pericharla Rama Jogi Srinivasa Raju,

North: Property belongs to Konathala Pydi Raju & Others,

South: Property belongs to PPH Sridevi.

Part 2:

Vacant land admeasuring Ac.1.78 cents or 8615.20 Sq. Yds vide Sy. No. 20/1H(parts), Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO, Visakhapatnam District belongs to Mrs. P P H Sri Devi W/o PRJ Srinivasa Raju.

Property bounded by:

East: Remaining Land in Sy. No. 20/1 H (part),

West: Land in Sy.no. 20/1G&1F, North: Land in Sy. No. 24,

South: Land in Sy. No. 20/1C (PRJ Srinivasa Raju Land).

Part3:

Vacant land admeasuring 1.68 Acres or 8131.20 Sq. Yds located in Sy. No. 20/1, Patta No. 162 of Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericharla Rama Jogi Srinivasa Raju.

Site bounded by:

East: Land belongs to Buddhala Mangaveni,

West: Land belongs to Bora Adinarayana,

North: Land belongs to Bora Simhadri & Maddula Venkateswarlu in Sy No. 24,



South: Land belongs to Mamidi Adinarayana

Part4:

Vacant land admeasuring Ac 1.05 Acres or 5082.00 Sq. Yds located in Sy. No. 20/1 part, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericherla Rama Jogi Srinivasa Raju.

Site bounded by:

East: Dry Land belongs to Maddala Atchayamma sold to others,

West: Dry Land belongs to Gujja Peda Appaya sold to others, presently P Harinadha Raju, North: Dry Land belongs to Bora Reddy and others,

South: Dry Land belongs to Bora Nookanna sold to others and Neeli Naga Satyanarayana and P Uma Maheshwari, Manikyam.

Part5:

vacant site admeasuring 0.24 Acres or 1161.60 Sq. Yds located in Sy. No. 20/1 B, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam belongs to Mr. Pericherla Harinadha Raju.

Property bounded by:

East: Gajju Ramulu sold to others (present land belongs to P R J S Raju),

West: Dry Land belongs to Vendee,

North: Maddula Family members sold to others (Present land belong to P.R.J.S. Raju),

South: Dry Land belongs to Chilkuri Srinivasa Rao and others

Part6:

Vacant land admeasuring Ac 0.80 cents or 3872.00 Sq. Yds located in Sy. No. 20/1B, Patta No. 162, Nidigattu Village and Panchayat, Bheemunipatnam Mandal, Anandapuram SRO limits, Visakhapatnam District belongs to Mr. Pericherla Harinadha Raju.

Property bounded by:

East: Dry land belongs to Surisetty Neeraja,

West: Gedda,

North: Maddala Family members sold to P R J Srinivasa Raju,

South: Dry Land belongs to Chilkuri Srinivasa Rao and others.

Part7:

Vacant site admeasuring Ac 1.00 cents or 4840.00 Sq. Yds vide Sy. No. 20-1A, Khata no.424, Nidigattu Village & Panchayat, Bheemunipatnam Mandal, Anandapuram Sub Registration District, Visakhapatnam District belongs to Smt. Pericharla Venkata Subba Lakshmi, W/o Harinadha Raju.

Property bounded by:

East: Dry land belongs to P R J Srinivasa Raju,

West: Water canal,

North: Dry Land SY No. 24,

South: Dry Land belongs to Mamidi Adinarayana sold to others presently P Harinadha Raju.

4. The details of encumbrances, if any known to the Secured Creditor

- Nil, as known to the bank for properties
- M/s Infinite Shipping & Engineering Pvt. Ltd. Company owns Rs.1,74,593 plus interest to ESIC and the bank has been ordered to recover this amount by freezing the company, s accounts until full payment is made.

5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.

Nil, as known to the bank for properties



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	28-07-2026, Tuesday from 12.00 Noon to 05.00 pm (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:	Total Dues of Rs.42,80,10,590.66(Rupees Forty two crore eighty lakh ten thousand five hundred ninety and sixty six paise only) as on 30-06-2026 plus further interest, costs and charges due to the Union Bank of India.
9.1. Reserve price for the property / Properties below which the property will not be sold:	Reserve price for the properties: Property No1: Rs.3,90,00,000/- (Rupees Three Crores Ninety lakhs only) Property No2 Rs.15,60,00,000/- (Rupees Fifteen crores and Sixty lakhs only) Properties below which the property will not be sold: Reserve price of the property plus one bid increment for each property.
9.2. EMD Payable	10% of the Reserve Price mentioned above.
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 bidders/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	
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.	
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 ubin0817295@unionbankofindia.bank.in or contact 6201812675	
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(ing) 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.co.in/auction-property/view-auction-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 , in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of bid amount of property.

12(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) 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 Bank in the Account bearing Number 172911980050000 in the Name of INWARD RTGS, IFSC: UBIN0817295 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.

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 conveyance, 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 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, maintenance charges and other dues/charges 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.

यूनिऑन बैंक ऑफ इंडिया / For Union Bank of India
एसेट रिकवरी ब्रांच, (एआरबी) Asset Recovery Br., (AR-3)

Authorised Officer
VISAKHAPATNAM

Union Bank of India, Asset Recovery Branch

Place: Visakhapatnam
Date: 02-07-2026

