

Guntur Mid Corporate Branch (0223)

**E-Auction Sale Notice
(Under SARFAESI Act 2002)**

Sale of Immovable property mortgaged to the Bank under rule 9 (1) of Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002.

Whereas the Authorised Officer of the Bank has issued a demand notice under section 13(2) of SARFAESI ACT, 2002 and thereafter in exercise of powers under section 13(12) of SARFAESI ACT, 2002 has taken possession of properties mortgaged to UCO Bank under section 13(4) of the SARFAESI ACT, 2002. The under signed in the capacity of Authorised Officer had decided for sale of the following properties of Borrowers/Guarantors detailed herein below for realization of bank dues from public.

The reserve price of the properties will be as detailed below:

Names of the Borrowers & guarantors with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
M/s SRI JYOTHI COTTON TRADERS Prop: Mr. Nukala Subbarao C/O Yugameswara Cotton Ginning Mill, S.S.No. 425, Near By Pass Road, Mahalakshmiapuram, Etukuru Road, Guntur-522001 PROPRITOR AND MORTGAGER: Mr. Nukala Subbarao Flat NO. 501, 4 th Floor Chigurupati Elite, Vijayapuri colony, 2 nd line, JKC College Road, Near KKR Gowtham School – Guntur-522006 GUARANTOR: Mrs. Nukala Bhagya Lakshmi w/o Venkata Rao D.No. 16-19-35, Tripuramalluvari Street Old Guntur-522001 GUARANTOR: Mrs. Nukala Padma Surekha w/o N. Subbarao, D.No. 16-19-35, Tripuramalluvari Street Old Guntur-522001 GUARANTOR: Mr. Nukala Murahari Rao S/o Adisheshaiah, D.NO. 6-106, Prathipadu, Guntur Dist. PIN: 522019 GUARANTOR AND MORTGAGOR: Mr. Koonisetty Madhusudana Rao, S/o Ramanjaneyulu, D.NO. 8-1, Prathipadu, Guntur Dist. Pin: 522019	06.07.2019	09.09.2019	Rs.3,67,04,157.29/- (Rupees Three crore sixty seven lakhs four thousand one hundred fifty seven and paise twenty nine only) as on 30.06.2019 (Interest Charged up to 30.06.2019) + further interest and other incidental expenses.





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Description of Properties	Reserve Price in Rs. Lakhs	Earnest Money in Rs. Lakhs
Property 1: All that piece or parcel of property situated in Guntur District, Koritepadu Sub-District within Guntur Municipal Corporation Area limits, Gorantla Village D.NO. 299/B bearing Plot No. 31 an extent of 198 Sq.Yds of site standing in the name of Nukala Subbarao is being bounded by: East : Land belongs to D.No. 298: 56ft South: Plot NO. 32 site: 31ft West : Plot No. 30 site: 56-31ft North: 16-9 feet wide road: 32-6ft Within the above boundaries an extent of 198 Sq.yds or 165-54 Sq.mts of vacant site only.	24.95	2.50
Property 2: All that piece or parcel of property situated in Guntur District, Guntur Sub-District within Guntur Municipal Corporation Area limits, Etukuru Village D.NO. 309/C bearing Plot No. 19 an extent of 180.19 Sq.Yds of site standing in the name of Nukala Subbarao is being bounded by: East : 25 feet wide road : 55-11ft South : 20 feet wide road : 29ft West : Plot No. 20 site : 55-11 ft. North : Plot No. 4 site : 29ft Within the above boundaries an extent of 180-19 Sq.yds or 150-65 Sq.mts of vacant site only.	19.46	1.95
Property 3: All that piece or parcel of property situated in Guntur District, Guntur Sub-District Previously Etukuru Gram Panchayat at present Guntur New Municipal corporation area limits Etukuru Village D.NO. 270, Ac 6-18 cents of plot NO. 15,16,17 an extent to 580 in which an extent of 233-3/9 sq.yds of site standing in the name of Nukala Subbarao being bounded by: East : Property belongs to Rangisetty Sridevi: 60ft South : 25 feet wide road: 35ft West : Property belongs to Bapatla Nagesh: 60ft North : 25 feet wide road: 35ft Within the above boundaries an extent of 233-3/9 Sq.yds or 195-09 Sq.Mts of vacant site only.	21.00	2.10
Property 4: All that piece or parcel of property situated in Guntur District, Prathipadu Sub-District within Prathipadu Village D.NO. 819 Ac.1-24 cents in which the Plot NO. 1 an extent of 960 Sq.Yds of site standing in the name of Kunisetty Madhusudhana Rao being bounded by: East : Old Madras Road: 62-03ft South : 33 feet wide road: 134ft West : Land of Bonthagarla Prasad: 66-09ft North : Kandakam: 134ft Within the above boundaries an extent of 960 Sq.yds or 802.65 Sq.Mts of Vacant site only	95.04	9.50



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Property 5:

All that piece or parcel of property situated in Guntur District, Prathipadu Sub-District within Kondepadu Village D.NO. 84/1 an extent of Ac.1-02 cents or 4937 Sq.Yds of site standing in the name of Nukala Subbarao is being bounded by:

East : Bode Kaluva

South : No boundary

West : SC Colony Road

North : Land Belongs to Kondepadu Venugopala Swamy temple.

Within the above boundaries an extent of Ac 1.02 cents or 4937 Sq.,yds of site only

79.97

7.99

DATE & TIME OF e-AUCTION SALE

14th day of August 2026 between 11:00 AM to 05:00 PM

(with unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs.0.10 Lakhs)

Last date & time of Submission for EMD: 14th day of August 2026

OTHER TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online e-auction" bidding through website <https://baanknet.com> on **14.08.2026 between 11:00 A.M. to 05:00 P.M.** with unlimited extensions of ten minutes each.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://baanknet.com>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>
4. E-auction platform will be provided by e-Auction service provider, M/s PSB Alliance having its registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (Contact Number: **+91 82912 20220** and e-mail: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's website, URL: <https://baanknet.com> Complete Buyer Guide for Login & Registration and bidding process & methodology are also available on the service provider's website.
5. **The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.10,000/- (Rupees Ten thousand only).**
6. The e-Auction of above property(s) would be conducted exactly on the Scheduled Date & Time as mentioned against the property (ies) by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount". Ten(10) minutes time will be allowed to bidders to quote successive higher bid. The closing time will automatically get extended (subject to maximum of **unlimited extensions of 10 minutes each**) from the time a bid to the last highest bid is received before the closing time. In case of extension of closing time, if no higher bid is offered by any bidder within ten minutes to the last highest bid, the e-auction shall be closed. In other words, **the e-auction shall be closed on closing time specified in this sale notice if no higher bid is offered by any bidder within ten minutes of the last highest bid where the last highest bid was received ten minutes prior to closing time.**
7. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of

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assistance before or during e-Auction process bidder may contact authorized representative of our e-Auction Service Provider (URL: <https://baanknet.com>). Details of which are available on the e-Auction portal.

8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email to the mobile no/ email address given by them/ registered with the service provider.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded to their wallet automatically by system, once the decision of the Authorized Officer on accepting the successful bid is recorded in system. **The Earnest Money Deposit shall not bear any interest.** The successful bidder shall have to deposit 25% of the auction price less the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price to the credit of **Account No: 02230210003107, Name of The Account: RTGS CURRENT ACCOUNT, IFSC - UCBA0000223**, on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by the purchaser and Authorized Officer (depending upon the sole discretion of the Authorized Officer), in any case not exceeding three months. **If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest.** In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.
10. **Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount/full deposit of BID amount and this will be above the sale consideration amount.**
11. **The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or vary the terms of the auction or postpone/cancel/adjourn/discontinue the auction at any time without assigning any reason and without any cost or compensation whatsoever there for and the decision of the Authorized Officer in this regard shall be final and conclusive.**
12. The sale certificate shall be issued in favor of successful bidder only, not in favour of his/her nominee(s) or representative(s), on deposit of full bid amount in compliance with the provisions of the SARAESI Act, 2002 and the Rules made there under.
13. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society, Builder and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
14. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, fees, cost & expenses specified under known encumbrances etc. shall have to be borne by the purchaser himself/herself. **Such amounts will be above the sale consideration amount.**
15. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The intending purchaser can inspect the property on or before **11.08.2026 between 11:00 A.M. to 04:00 P.M. with prior appointment. Please contact Mr.ASHISH RAJ, Mobile No: +91 - 92305 00223, E-mail - guntur@ucobank.co.in, zovijayawada.rec@ucobank.co.in**
16. To the best of knowledge and information of the Authorized Officer, **there are no encumbrances on property affecting the security interest***.** However, the intending bidders should make their own independent inquiries/inspection and satisfy themselves regarding the title of property, claims /rights/dues/encumbrances etc. affecting the property, prior to submitting their bid. **The e-Auction advertisement does not constitute and will not be deemed to construe any commitment or any representation on the part of the Bank or the Authorized Officer. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party rights/claims /charges/llens/dues/encumbrances in any manner whatsoever.**



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17. The bidder should ensure proper internet connectivity, power back-up etc. before bidding for the property put in e-auction. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reason(s)/contingencies affecting the e-auctions.
18. In case date and time of e-auction is changed due to any administrative exigencies or any event necessitating such change, Bank will endeavor to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
19. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the E-Auction.
20. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

Date : 23.07.2026
Place : GUNTUR



कृत यूको बैंक For UCO BANK

अधिकृत अधिकारी Authorised Officer