

Hyderabad Road Branch (05961)

5-6-507/11, Hyderabad Road, Dwarkanagar, Nizamabad-503001
 Phone: 08462-243372, Email ID: ubin0805963@unionbankofindia.bank.in

Ref No :78390/CRLD/61/2026-27

Date: 21-07-2026

By Regd Post & Courier

To:

BORROWER/PARTNERS: -	
1(a) M/s SRI DHANALAXMI AGRO INDUSTRIES, Rep by its Managing Partner Mr. Nakkalapudi Sai S/o Panduranga Rao, Sy No. 267 Srinagar, Gundaram Village, Gundaram Nizamabad-503246 Phone: 8978585555	
1(b). Mr.Nakkalapudi Sai S/o Panduranga Rao, Address (i) Door No #6/76, Surekha Nilaayam, Gangasthan Phase -III, Gopanpalle Village, Nizamabad 503003, Telangana. Phone: 8121500555 Address (ii) H. No.1-13-404/8/1/402, Balaji Residency, First Mayer Street, Vinayak Nagar, Nizamabad. Phone: 9440061298	1(c) Mrs. Nakkalapudi Surekha W/o Nakkalapudi Sai, Address (i) Door No #6/76 Surekha Nilaayam Gangasthan Phase -III, Gopanpalle village, Nizamabad 503003, Telangana. Phone: 8121500555 Address (ii) H. No 1-13-404/8/1/402, Balaji Residency, First Mayer Street, Vinayak Nagar, Nizamabad, Phone: 9440061298
1(d) Mr. Palacharla Krishna S/o Veera Swamy, R/o H No. 3-91/7 Anjuman Faram, Navipet Mandal, Mokaupally, Nizamabad 503245. Phone: 9440603036	1(e) Mrs. Palacharla Laxmi W/o Krishna, R/o- H. No. 3-91/7, Anjuman Faram, Navipet Mandal, Mokaupally, Nizamabad 503245, Phone: 9440603036
GUARANTOR	
2. Mr. Palacharla Sunil Kumar S/o Krishna, Address (i) H. No. 3-91/7, Anjuman Faram Navipet, Abbapur, Nizamabad 503245, Phone: 8978585555 Address (ii) Door No. 1-51/192/PL/915, Flat No. 915 Ninth Floor, Prime Legend, Kondapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana 500084	


मुख्य प्रबंधक एवं अधिकारी
Chief Manager & Authorized Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
 हैदराबाद रोड शाखा, निजामाबाद
 Hyderabad Road Branch, NIZAMABA..

Classification: Internal

Dear Sir/Madam,

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

1. Union Bank of India, Hyderabad Road(05961) Branch, 5-6-507/11, Hyderabad Road, Dwarkanagar, Nizamabad-503001, the secured creditor, caused a demand notice dated 27-01-2026 (Newspaper publication of the same notice done on 11/02/2026) Corrigendum of the Notice Dated 25-02-2026 (Newspaper publication of the same notice done on 05/03/2026) under Section 13(2) of the Securitisation 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 Authorised Officer, has taken Symbolic possession(Property 1(a) (b) (c) & 5), Physical Possession(Property 2,3 & 4) of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 06.05.2026.

2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 11.08.2026 (from 12:00 PM to 5:00 PM) by inviting Bids from the public through online mode on www.baanknet.com.

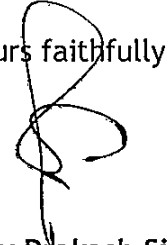
3. Reserve Price of the properties are mentioned below:

S. No.	Property	Reserve Price
1	Property 1(a)	Rs. 9,90,00,000.00 (Rupees Nine Crores Ninety Lakh Only)
	Property 1(b)	Rs. 4,51,00,000.00 (Rupees Four Crores Fifty-One Lakh Only)
	Property 1(c)	Rs. 4,69,00,000.00 (Rupees Four Crores Sixty-Nine Lakh Only)
Reserve Price of Total Three properties along with Plant & Machinery is Rs. 19.10 Crores (Rs. Nineteen Crore and Ten Lakhs only)		
2	Property2	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
3	Property3	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
4	Property4	Rs. 58,04,000.00 (Rupees Fifty-Eight Lakh Four Thousand Only)
5	Property5	Rs. 32,13,000.00 (Rupees Thirty-Two Lakh Thirteen Thousand Only)
Total Reserve Price for all the Five Properties is Rs. 20,82,79,000.00 (Rupees Twenty Crores Eighty-Two Lakhs Seventy-Nine Thousand Only)		

मुख्य प्रबंधक एवं अधिकारी
Chief Manager & Authorized Officer
यूनिजन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हैदराबाद रोड शाखा, निजामाबाद.
Hyderabad Road Branch, NIZAMABAD.

4. 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> and the same is also enclosed herewith.

मुख्य प्रबन्धक एवं अधिकृत अधिकारी
Chief Manager & Authorised Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हैदराबाद रोड शाखा, निजामाबाद.
Hyderabad Road Branch, NIZAMABAD.

Yours faithfully


Place: Nizamabad
Date: 21.07.2026

(Mr. Shiv Prakash Singh)
AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

[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 property mortgaged/charged to the Secured Creditor, the **Symbolic possession (Property 1(a) (b) (c) & 5), Physical Possession (Property 2,3 & 4)** 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. 25,19,86,180.99 as on 30.06.2026 due to Secured Creditor, Union Bank of India from 1(a) M/s Sri Dhanalaxmi Agro Industries, Rep by its Managing Partner Mr. Nakkalapudi Sai S/o Panduranga Rao, Sy No.267, Srinagar, Gundaram Village, Gundaram, Nizamabad 503246, 1(b). Mr. Nakkalapudi Sai S/o Panduranga Rao, Address(i) Door No #6/76, Surekha Nilayam, Gangasthan Phase-III, Gopanpalle Village, Nizamabad, Telangana 503003, Address(ii) HNo.1-13-404/8/1/402, Balaji Residency, First Mayer Street, Vinayak Nagar, Nizamabad, 1(c) Mrs. Nakkalapudi Surekha W/o Nakkalapudi Sai, Address (i) Door No #6/76, Surekha Nilayam, Gangasthan Phase III, Gopanpalle Village, Nizamabad, Telangana 503003, Address (ii) HNo.1-13-404/8/1/402, Balaji Residency, First Mayer Street, Vinayak Nagar, Nizamabad, 1(d) Mr. Palacharla Krishna S/o Veera Swamy, R/o HNo.3-91/7, Anjuman Faram, Navipet Mandal, Moganpally, Nizamabad 503245 1(e) Mrs. Palacharla Laxmi W/o Krishna, R/o HNo.3-91/7, Anjuman Faram, Navipet Mandal, Moganpally, Nizamabad 503245.

2. Guarantor :- Mr. Palacharla Sunil Kumar S/o Krishna, Address(i) HNo.3-91/7, Anjuman Faram, Navipet, Abbapur, Nizamabad 503245, Address(ii) Door No.1-51/192/PL/915, Flat No.915, Ninth Floor, Prime Legend, Kondapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana 500084.

Reserve Price of the properties are mentioned below:

S. No.	Property	Reserve Price
1	Property 1(a)	Rs. 9,90,00,000.00 (Rupees Nine Crores Ninety Lakh Only)
	Property 1(b)	Rs. 4,51,00,000.00 (Rupees Four Crores Fifty-One Lakh Only)
	Property 1(c)	Rs. 4,69,00,000.00 (Rupees Four Crores Sixty-Nine Lakh Only)
Reserve Price of Total Three properties along with Plant & Machinery is Rs. 19.10 Crores (Rs. Nineteen Crore and Ten Lakhs only)		
2	Property2	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
3	Property3	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
4	Property4	Rs. 58,04,000.00 (Rupees Fifty-Eight Lakh Four Thousand Only)
5	Property5	Rs. 32,13,000.00 (Rupees Thirty-Two Lakh Thirteen Thousand Only)
Total Reserve Price for all the Five Properties is Rs. 20,82,79,000.00 (Rupees Twenty Crores Eighty-Two Lakhs Seventy-Nine Thousand Only)		

Description of immovable property:

Property 1(a):

All that part and parcel of Land admeasuring Ac. 5-00 Gts. and Rice Mill Sheds/Buildings to the extent of 41072.84 Sq. Ft. in the name of M/s Dhanalaxmi Agro Industries thereon bearing GP No.6-136/14/1/B, situated in Sy. Nos. 267, 267/P1, 267/P2 and 267/P3 of Gundaram Village, Nizamabad as under.

Sy. No.	Extent (Ac. Gts.)	Owner
267,267/P2 & 267/P3	3-29	Nakkalapudi Sai
267/P1	1-11	Nakkalapudi Surekha
Total	5-00	

Boundaries of the property (as per site & document)

North	Remaining land of Smt. Nakkalapudi Surekha & Sri Nakkalapudi Sai.
South	Land of Y Srinivas Reddy.
East	Remaining land of Nakkalapudi Surekha & Nakkalapudi Sai
West	Sri Nagar Camp- Jalalpur Road

The above property belongs to Mr. Nakkalapudi Sai, S/o Pandu Ranga Rao and Nakkalapudi Surekha, W/o. Nakkalapudi Sai, and its free hold property.

DESCRIPTION OF THE PLANT & MACHINERY IN THE SECURED ASSET:

Plant & Machinery in Sy.No.267,267/P1,267/P2,267/P3,Gundaram Village,Nizamabad District,Telangana.The unit is equipped with (2 No's Boiler,1 Color sorter, 2 driers,40 tons soaking tanks, paddy precleaning sieve, Elevators, paddy cleaning, Paddy Separator-2,De stoner-2,Graders-2,Pneumatic rubber sheller 3 Nos, whitener 4 No's and 2 silky polisher,Transformer,Compressor and Generator, Rice Bin) .The unit belongs to M/s Sri Dhanalaxmi Agro Industries.

Property 1(b):

All that part and parcel of Land situated in Sy Nos. 267/P1 & 268, Beside: M/s Dhanalakshmi Agro Industries, Sri Nagar - Jalalpur Road, Gundaram Village, Nizamabad Dist. Land to the extent of Ac 5 -21 Gts. (26741.00 Sq.Yards).

Boundaries of the property (as per site & document)

North: Cart Track and then land of Gade Venkat Reddy,

South: Land of Vanakuri Laxmi,

East: Lands of Adusumilli Jagan Mohan Rao & Annapurnamma,

West: Land of Nakkalapudi Sai & M/s. Dhanalakshmi Agro Industries.

The above property belongs to Mrs. Nakkalapudi Surekha W/o Nakkalapudi Sai, and its free hold property.

Property 1 (c):

All that part and parcel of open Land in Sy. Nos. 269/A, 269/AA & 270 total extent of Ac.5.28 Gts Beside: M/s Dhanalakshmi Agro Industries, Sri Nagar - Jalalpur Road, situated at Gundaram Village, Mandal & Dist. Nizamabad

Boundaries of the property (as per site & document)

North: Cart Track and then land of Nageshwar Rao & Gade Venkat Reddy, Nizamabad.

मुख्य प्रबंधक एवं अधिकारी
Chief Manager & Authorized Officer
यूनिऑन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हेमराव रोड शाखा, निजामाबाद.
Hemrao Road Branch, NIZAMABAD.

South: Land of Nakkalapudi Sai & Nakkalapudi Surekha (given on lease to M/s Sri Dhanalakshmi Agro Industries)
East: Lands of Nakkalapudi Surekha
West: Nagar Camp - Jalalapur Road

The above property belongs to Mr. Nakkalapudi Sai S/o Pandu Ranga Rao, and it's free hold property.

Note:

- ✓ All the three properties above, total Lands to the extent of Ac 16-09 Gts. are adjoining and continuous without any intermittent physical demarcations or boundaries.
 - ✓ Mr. Nakkalapudi Sai and Mrs. Nakkalapudi Surekha have obtained NALA for Ac 3-29 Gts, and Ac. 1-11 Gts. of their respective lands.
 - ✓ The Rice Mill is on land to the extent of Ac 5-00 Gts. (Ac. 1-11 Gts. + Ac. 3-29 Gts.)
- NALA conversion is obtained for the entire Ac. 16-09 Gts.

Property No.	Name of Property owner	Reserve Price
Property 1(a)	Nakkalapudi Sai & Nakkalapudi Surekha	Rs. 9,90,00,000.00
Property 1(b)	Nakkalapudi Surekha	Rs. 4,51,00,000.00
Property 1(c)	Nakkalapudi Sai	Rs. 4,69,00,000.00
Total		Rs. 19,10,00,000.00

*As per Engineers valuation report on demarcation of the Scheduled Properties 1(a) (b) &(c) are adjoining and contiguous with Land of Smt. Nakkalapudi Surekha & Mr. Nakkalapudi Sai, we are putting the said **three** properties together as single entity along with Plant & Machinery which is erected in property No.1(a) for e-auction to overcome the ambiguity and to improve the marketability of property.

Property 2:

All that piece and parcel of open Plot No. 43, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, measuring 36'X50' =200.00 Sq. Yrds or 167.22 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6067/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.48 of V Krishna Rao,
South: 30'-0" Wide Road,
East: Plot No.44 of Palacharla Krishna,
West: Plot No.42 of Vishnu Priya Nagar.

The above property belongs to Mr. Palacharla Krishna S/o Veera Swamy, and it's free hold property.

Property 3:

All that piece and parcel of open Plot No. 44, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, measuring 36'X50' =200.00 Sq. Yrds or 167.22 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6068/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.47 of V Krishna Rao & Others,
South: 30'-0" Wide Road,
East: Plot No.45 of Palacharla Krishna,
West: Plot No.43 of Palacharla Krishna

मुख्य प्रबन्धक
Chief Manager & Assistant Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
पेंडुरा रोड शाखा, निजामाबाद
Pendur Road Branch, NIZAMABAD

The above property belongs to Mr. Palacharla Krishna S/o Veera Swamy, and it's free hold property.

Property 4:

All that piece and parcel of open Plot No. 45, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, admeasuring total area 280.95 Sq Yrds or 234.91 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6069/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.46 of Chenna Lalitha,

South: 30'-0" Wide Road,

East: Open land of Murali,

West: Plot No.44 of Palacharla Krishna

The above property belongs to Mr. Palacharla Krishna S/o Veera Swamy, and it's free hold property.

Property 5:

Existing RCC roofed house with open place bearing GP H.No.3-98, total admeasuring 261.25 Sq.Yards or 218.43 Sq. mtrs. Total plinth area 787.50 Sfts. Situated at Anjuman farm, H/o Mokanpally Village, Mandal Navipet, District Nizamabad within the Grampanchayat limits of Mokanpally Village, Regn. Sub Dist. And Regn. Dist. Nizamabad.

Boundaries of the property (as per site & document).

North: Road

South: House of Sattaiah

East: House of Jajula Anjaiah

West: House of Laxmi

The above property belongs to Mr. Palacharla Sunil Kumar S/o Palacharla Krishna, and it's free hold property.

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-](https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx)

[property.aspx](https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx) . The same is also enclosed herewith.

Place : Nizamabad

Date: 21.07.2026

मुख्य प्रबंधक एवं अधिकृत अधिकारी
Chief Manager & Authorised Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हैदराबाद रोड शाखा, निजामाबाद
Hyderabad Road Branch, NIZAMABAD

(Mr. Shiv Prakash Singh)
AUTHORISED OFFICER
FOR 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

BORROWER/PARTNERS: -

1(a) M/s SRI DHANALAXMI AGRO INDUSTRIES,
Rep by its Managing Partner Mr. Nakkalapudi Sai S/o
Panduranga Rao,
Sy No. 267 Srinagar,
Gundaram Village,
Gundaram Nizamabad-503246
Phone: 8978585555

1(b). Mr. Nakkalapudi Sai
S/o Panduranga Rao,
Address (i)
Door No #6/76, Surekha Nilaayam,
Gangasthan Phase -III, Gopanpalle Village,
Nizamabad 503003, Telangana.
Phone: 8121500555

Address (ii)
H. No.1-13-404/8/1/402,
Balaji Residency, First Mayer Street,
Vinayak Nagar, Nizamabad.
Phone: 9440061298

1(c) Mrs. Nakkalapudi Surekha
W/o Nakkalapudi Sai,
Address (i) Door No #6/76
Surekha Nilaayam
Gangasthan Phase -III, Gopanpalle village,
Nizamabad 503003, Telangana.
Phone: 8121500555

Address (ii)
H. No 1-13-404/8/1/402,
Balaji Residency, First Mayer Street,
Vinayak Nagar, Nizamabad,
Phone: 9440061298

1(d) Mr. Palacharla Krishna S/o Veera Swamy,
R/o H No. 3-91/7
Anjuman Faram, Navipet Mandal,
Mokanpally,
Nizamabad 503245.
Phone: 9440603036

1(e) Mrs. Palacharla Laxmi W/o Krishna,
R/o- H: No. 3-91/7,
Anjuman Faram, Navipet Mandal,
Mokanpally,
Nizamabad 503245,
Phone: 9440603036

GUARANTOR (S):

2. Mr. Palacharla Sunil Kumar S/o Krishna,
Address (i)
H. No. 3-91/7,
Anjuman Faram Navipet,
Abbapur, Nizamabad 503245,
Phone: 8978585555

मुख्य मंडल, श्री. ए. वि. वि. अधिकारी
Chief Manager & Authorised Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हैदराबाद रोड शाखा, निजामाबाद
H, Hyderabad Road Branch, NIZAMABAD

	Address (ii) Door No. 1-51/192/PL/915, Flat No. 915 Ninth Floor, Prime Legend, Kondapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana 500084
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2. Name and address of the Secured Creditor: Union Bank of India, Hyderabad Road (05961) Branch, 5-6-507/11, Hyderabad Road, Dwarkanagar, Nizamabad-503001

3. Description of immovable secured assets to be Sold:

Property 1(a):

All that part and parcel of Land admeasuring Ac. 5-00 Gts. and Rice Mill Sheds/Buildings to the extent of 41072.84 Sq. Ft. in the name of M/s Dhanalaxmi Agro Industries thereon bearing GP No.6-136/14/1/B, situated in Sy. Nos. 267, 267/P1, 267/P2 and 267/P3 of Gundaram Village, Nizamabad as under.

Sy. No.	Extent (Ac. Gts.)	Owner
267,267/P2 & 267/P3	3-29	Nakkalapudi Sai
267/P1	1-11	Nakkalapudi Surekha
Total	5-00	

Boundaries of the property (as per site & document)

North	Remaining land of Smt. Nakkalapudi Surekha & Sri Nakkalapudi Sai.
South	Land of Y Srinivas Reddy.
East	Remaining land of Nakkalapudi Surekha & Nakkalapudi Sai
West	Sri Nagar Camp- Jalalpur Road

The above property belongs to Mr. Nakkalapudi Sai, S/o Pandu Ranga Rao and Nakkalapudi Surekha, W/o. Nakkalapudi Sai, and its free hold property.

DESCRIPTION OF THE PLANT & MACHINERY IN THE SECURED ASSET:

Plant & Machinery in Sy.No.267,267/P1,267/P2,267/P3, Gundaram Village, Nizamabad District, Telangana. The unit is equipped with (2 No's Boiler,1 Color sorter, 2 driers,40 tons soaking tanks, paddy precleaning sieve, Elevators, Paddy cleaning, Paddy Separator-2, Destoner-2, Graders-2, Pneumatic rubber sheller 3 Nos, whitener 4 No's and 2 silky polisher, Transformer, Compressor and Generator, Rice Bin) .The unit belongs to M/s Sri Dhanalaxmi Agro Industries.

Property 1(b):

All that part and parcel of Land situated in Sy Nos. 267/P1 & 268, Beside: M/s Dhanalakshmi Agro Industries, Sri Nagar - Jalalpur Road, Gundaram Village, Nizamabad Dist. Land to the extent of Ac 5 -21 Gts.(26741.00 Sq.Yards).

Boundaries of the property (as per site & document)

North: Cart Track and then land of Gade Venkat Reddy,

South: Land of Vanakuri Laxmi,

East: Lands of Adusumilli Jagan Mohan Rao & Annapurnamma,

West: Land of Nakkalapudi Sai & M/s. Dhanalakshmi Agro Industries.

The above property belongs to Mrs. Nakkalapudi Surekha W/o Nakkalapudi Sai, and its free hold property.

मुख्य प्रबन्धक अधिकारी
Authorized Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हैदराबाद रोड शाखा, निजामाबाद.
Hyderabad Road Branch, NIZAMABAD.

Property 1(c):

All that part and parcel of open Land in Sy. Nos. 269/A, 269/AA & 270 total extent of Ac.5.28 Gts Beside: M/s Dhanalakshmi Agro Industries, Sri Nagar - Jalalpur Road, situated at Gundaram Village, Mandal & Dist. Nizamabad

Boundaries of the property (as per site & document)

North: Cart Track and then land of Nageshwar Rao & Gade Venkat Reddy,

South: Land of Nakkalapudi Sai & Nakkalapudi Surekha (given on lease to M/s Sri Dhanalakshmi Agro Industries)

East: Lands of Nakkalapudi Surekha

West: Nagar Camp - Jalalapoor Road

The above property belongs to Mr. Nakkalapudi Sai S/o Pandu Ranga Rao, and it's free hold property.

Note:

- ✓ All the three properties above, total Lands to the extent of Ac 16-09 Gts. are adjoining and continuous without any intermittent physical demarcations or boundaries.
- ✓ Mr. Nakkalapudi Sai and Mrs. Nakkalapudi Surekha have obtained NALA for Ac 3-29 Gts, and Ac. 1-11 Gts. of their respective lands.
- ✓ The Rice Mill is on land to the extent of Ac 5-00 Gts. (Ac. 1-11 Gts. + Ac. 3-29 Gts.)

NALA conversion is obtained for the entire Ac. 16-09 Gts.

***Combined Entity**

Property No.	Name of Property owner	Reserve Price
Property 1(a)	Nakkalapudi Sai & Nakkalapudi Surekha	Rs. 9,90,00,000.00
Property 1(b)	Nakkalapudi Surekha	Rs. 4,51,00,000.00
Property 1(c)	Nakkalapudi Sai	Rs. 4,69,00,000.00
Total		Rs. 19,10,00,000.00

*As per Engineers valuation report on demarcation of the Scheduled Properties 1(a) (b) & (c) are adjoining and contiguous with Land of Smt. Nakkalapudi Surekha & Mr. Nakkalapudi Sai, we are putting the said **three** properties together as single entity along with Plant & Machinery witch is erected in property No.1(a) for e-auction to overcome the ambiguity and to improve the marketability of property.

Property 2:

All that piece and parcel of open Plot No. 43, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, measuring 36'X50' =200.00 Sq. Yrds or 167.22 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6067/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.48 of V Krishna Rao,

South: 30'-0" Wide Road,

East: Plot No.44 of Palacharla Krishna,

West: Plot No.42 of Vishnu Priya Nagar.

The above property belongs to Mr. Palacharla Krishna S/o Veera Swamy, and it's free hold property.

Property 3:

All that piece and parcel of open Plot No. 44, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, measuring 36'X50' =200.00 Sq. Yrds or 167.22 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6068/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.47 of V Krishna Rao & Others,
South: 30'-0" Wide Road,
East: Plot No.45 of Palacharla Krishna,
West: Plot No.43 of Palacharla Krishna

The above property belongs to **Mr. Palacharla Krishna S/o Veera Swamy**, and it's free hold property.

Property 4:

All that piece and parcel of open Plot No. 45, as per GPLP No. 20/1992, lies in Sy.No.362, situated at Vishnu Priyanagar, Pangra Village, Mandal and District Nizamabad, admeasuring total area 280.95 Sq Yrds or 234.91 Sq. Mtrs. Within the Grampanchayathi limits of Pangra, Regn. Sub-Dist. and Regn. Dist. Nizamabad.

Registered sale deed No.6069/2008 dated 10.10.2008, SRO, Nizamabad.

Boundaries of the property (as per site & document)

North: Plot No.46 of Chenna Lalitha,
South: 30'-0" Wide Road,
East: Open land of Murali,
West: Plot No.44 of Palacharla Krishna

The above property belongs to **Mr. Palacharla Krishna S/o Veera Swamy**, and it's free hold property.

Property 5:

Existing RCC roofed house with open place bearing GP H.No.3-98, total admeasuring.261.25 Sq.Yards or 218.43 Sq. mtrs. Total plinth area 787.50 Sfts. Situated at Anjuman farm, H/o Mokanpally Village, Mandal Navipet, District Nizamabad within the Grampanchayat limits of Mokanpally Village, Regn. Sub Dist. And Regn. Dist. Nizamabad.

Boundaries of the property (as per site & document).

North: Road
South: House of Sattaiah
East: House of Jajula Anjaiah
West: House of Laxmi

The above property belongs to **Mr. Palacharla Sunil Kumar S/o Palacharla Krishna**, and it's free hold property.

4.The details of encumbrances, if any known to the Secured Creditor	Encumbered to our bank Only. However, bidders are requested to make their own enquiry.
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	11.08.2026(Tuesday) from 12:00 Noon to 03:00PM With 10 minutes unlimited auto extensions) E-auction website- https://baanknet.com UNION BANK OF INDIA Hyderabad Road Branch, NIZAM

8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs. 25,19,86,180.99 + interest since 01.07.2026 + Legal & Other charges		
9.1 Reserve price for the properties below which the immovable property may not be sold:	S. No.	Property	Reserve Price
	1	Property 1(a)	Rs. 9,90,00,000.00 (Rupees Nine Crores Ninety Lakh Only)
		Property 1(b)	Rs. 4,51,00,000.00 (Rupees Four Crores Fifty-One Lakh Only)
		Property 1(c)	Rs. 4,69,00,000.00 (Rupees Four Crores Sixty-Nine Lakh Only)
	Reserve Price of Total Three properties along with Plant & Machinery is Rs. 19.10 Crores (Rs. Nineteen Crore and Ten Lakhs only)		
	2	Property2	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
	3	Property3	Rs. 41,31,000.00 (Rupees Forty-One Lakh Thirty-One Thousand Only)
	4	Property4	Rs. 58,04,000.00 (Rupees Fifty-Eight Lakh Four Thousand Only)
	5	Property5	Rs. 32,13,000.00 (Rupees Thirty-Two Lakh Thirteen Thousand Only)
	Total Reserve Price for all the Five Properties is Rs. 20,82,79,000.00 (Rupees Twenty Crores Eighty-Two Lakhs Seventy-Nine Thousand Only)		
9.2 EMD Payable	S. No.	Property	EMD
	1	Property 1(a)	Rs.99,00,000.00 (Rupees Ninety-Nine Lakh Only)
		Property 1(b)	Rs.45,10,000.00 (Rupees Forty-Five Lakhs Ten Thousand Only)
		Property 1(c)	Rs.46,90,000.00(Rupees Forty-Six Lakh Ninety Thousand Only),
	EMD of Total Three properties along with Plant & Machinery is Rs. 1,91,00,000.00 (Rupees One Crore Ninety-One Lakh only)		
	2	Property2	Rs.4,13,100.00(Rupees Four Lakh Thirteen Thousand One Hundred Only)
	3	Property3	Rs.4,13,100.00(Rupees Four Lakh Thirteen Thousand One Hundred Only)
	4	Property4	Rs.5,80,400.00(Rupees Five Lakh Eighty Thousand Four Hundred Only)

मुख्य प्रबंधक
 Chief Manager & Authorized Officer
 युनियन बैंक ऑफ इंडिया
 UNION BANK OF INDIA
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 Hyderabad Road Branch, NIZAMABAD

	5	Property5	Rs.3,21,300.00(Rupees Three Lakh Twenty-One Thousand Three Hundred Only).
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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 ubin0805963@unionbankofindia.bank.in or contact Hyderabad Road Branch, D.No.5-6-507/11, Hyderabad Road, Dwaraka Nagar, Nizamabad-503001, Cell:7800087929.

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/view-auction-property> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in

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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 the below mentioned Bid Increment in excess of highest bid amount or the immediately preceding bid, as the case may be with multiples of below mentioned Bid Increment.

S. No.	Property	Bid Increment
1	Property 1(a) (b) (c)	Rs. 19,10,000/-
2	Property2	Rs. 41,300/-
3	Property3	Rs. 41,300/-
4	Property4	Rs. 58,040/-
5	Property5	Rs. 32,130/-

(b) Invariably, the first bid of the properties 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 059611980050000, Union Bank of India, Hyderabad Road Branch through IFSC Code UBIN0805963 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

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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 No.1(a)(b)(c) & 5 on the basis of Symbolic Possession, Property 2,3 &4 on the basis of 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.

28. The sale shall be subject to the outcome of SA no. 357 of 2026 pending, if any.

29. 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.

30. 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 : Nizamabad

Date : 21.07.2026

मुख्य प्रबंधक
Chief Manager & Authorised Officer
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
हेदराबाद रोड शाखा, निजामाबाद
Hyderabad Road Branch, NIZAMABAD
(Mr. Shiv Prakash Singh)
AUTHORISED OFFICER
FOR UNION BANK OF INDIA