Sir CRR College Branch(10711)
D.No 27-19-1/1,G N T Road,Eluru-534007
Cont Num:9441647493 , Mail Id:- union0810711@unionbankofindia.bank.in

To: By Regd Post & Courier

BORROWER:

a) Mr.Vemuri Lakshmi -Applicant
w/o Vemuri Ravindra
H.No 2-62-2,Pathuri Vari Veedhi,
Chataparru-534004
Eluru Dist,Andhra Pradesh
Ph.No:9133634445

Present Address:-
H.No 28-1-38,Santhi Nagar,
13th Road,Opp Nerella Honda Showroom,
Eluru,Eluru dist-534007

b).Vemuri Ravindra -Co-Applicant
w/o Vemuri Koteswara Rao
H.No 2-62-2,Pathuri Vari Veedhi,
Chataparru-534004
Eluru Dist,Andhra Pradesh
Ph.No:9010623444

Present Address:-
H.No 28-1-38,Santhi Nagar,
13th Road,Opp Nerella Honda Showroom,
Eluru,Eluru dist-534007.

2.The Guarantor/Co-Obligant

Mr.Alapati Madhukanth
S/o.Ramakrishnarao
H.No 27-20-51,17th lane,
Beside Nerella Honda showroom,
Santhi Nagar,534007
Contact Number :-9985521832

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, **SIR CRR COLLEGE Branch (10711) Eluru**,534002, the secured creditor, caused a demand notice dated **25.09.2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

[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 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 **10-09-2026** for recovery of Rs 19,46,535.34 (Rupees Nineteen lakhs forty Six Thousand Five Hundred Thirty Five and Paise Thirty Four only) as on 01-03-2026 due to Secured Creditor, Union Bank of India from Mrs.Vemuri Lakshmi w/o Vemuri Ravindra .The reserve price will be **Rs 20,60,000.00/-.** (Rupees Twenty lakhs Sixty thousand Only) and the earnest money deposit will be **Rs 2,06,000.00/-** (Two lakhs six thousand only).

Description of Immovable Property

House site with RCC ROOFED Building in an extent of 80 sq yards(As per Actual 72 Sq yards),plot number 39,R.S.Number 21,54,D.NO 5-59/A.yadava Nagar,Satrampadu Panchayathi,Satrampadu Village,Eluru Sub Registrar,West Godavari the Schedule property with in the following boundaries.

East : .6,ft width way
South : .Site belongs to the vallamula Ramana asbestos sheed shet
West : Site belongs to Manava purnachandra rao 18 ft
North : Site of an extent of 16 Sq yards belongs to GALAM PICHAMMA and some extent Gollamola Radhas asbestos shed 45" feet.

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 : **Eluru**
Date : **20-08-2026**

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA
अधिकृत अधिकारि / Authorised Officer

property, if any, known to the secured creditor in Courts/Tribunals etc.	
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	**10-09-2026 Thursday from 12:00 Noon to 05:00PM** (with 10 minutes 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 19,46,535.34 (Rupees Nineteen lakhs forty Six Thousand Five Hundred Thirty Five and Paise Thirty Four only) as on 01-03-2026 along with further interest and charges due to bank.
9.1 Reserve price for the properties below which the immovable property may not be sold:	**Rs 20,60,000.00/-. (Rupees Twenty lakhs Sixty thousand Only)**
9.2 EMD Payable	**Rs 2,06,000.00/-** (Two lakhs six thousand only).

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.

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.