Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001
E-mail: arb.vijayawada@unionbankofindia.bank

Lr.No.ARB:VJA:SALE: :2026-27 08/09/2026

By Regd. Post Ack Due

To

Mr. Somu Subramanyam, S/o Somu Narasimha Rao, D.No 41-1-17-4, Ranigari Thota, Bapanayya Nagar, Krishna Lanka, Vijayawada - A.P 520013	Mrs. Somu Sravanthi, W/o.Somu Subramanyam, D.No 41-1-17-4, Ranigari Thota Bapanayya Nagar, Krishna lanka Vijayawada - A.P 520013
Mr. Somu Subramanyam, S/o Somu Narasimha Rao, Flat No.FF-1 ,First Floor, Sai towers, Door No 12-4, Ravi Subbaiah Colony, Ravi prasad Street, Yanamalakuduru Village, Penamaluru Mandal, Krishna District A.P - 520007	Mrs. Somu Sravanthi, W/o.Somu Subramanyam, Flat No.FF-1, First Floor, Sai Towers, Door No 12-4, Ravi Subbaiah Colony, Ravi Prasad Street, Yanamalakuduru Village, Penamaluru Mandal, Krishna District, A.P. PIN Code: 520007
	Mrs. Somu Sravanthi, W/o Somu Subramanyam, C/o Sai Durga Stores, D.No.30-19-30A, Chapralavala Street, Ward No 25, Seetharamapuram, Vijayawada 520004

Dear Sir/Madam,

Sub - Notice of 15 days for Sale of property belonging to Mr. Somu Subramanyam & Mrs. Somu Sravanthi **for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

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1. Union Bank of India, *Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh - 520001*, the secured creditor, caused a demand notice dated ***03.09.2024*** 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 possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated ***06.01.2025*** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, also published in the newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property

within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on ***29.09.2026*** by inviting Bids from the public through online mode on https://baanknet.com.
3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.
5. Please note that this shall also be treated as a notice under rule 8(6) of the Security Interest (Enforcement) Rules 2002.

Place: VIJAYAWADA
Date: 08.09.2026

Yours faithfully,

AUTHORISED OFFICER

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 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 **29-09-2026**, for recovery of Rs. 47,86,185.35/- as on 30.06.2026 due to Secured Creditor, Union Bank of India from Mr. Somu Subramanyam and Mrs. Somu Sravanthi. The reserve price will be **₹24,60,000/- (Rupees Twenty Four Lakh Sixty Thousand Only)** and the earnest money deposit will be **₹2,46,000 /- (Rupees Two Lakh Forty Six Thousand Only)**.

<u>Description of Immovable Property</u>

Schedule -A

All that piece and parcel of un-divided and un-specified share of an extent of 37.90 sq yards of house site out of larger extent of 265.41 sq yards near to Door no 12-4, situated in R.S.no 86/1, Ravi prasad Street, Subbaiah Road, Yanamalkuduru Village and Panchayat, Penamaluru Mandal, Krishna Dist, with in the following boundaries:

East: Property of Ravi Kondala Rao
South: Property of Perevi Lakshmi
West: 30 ft wide Road
North: Property sold by Ravi Prasad to others

Schedule -B

Equitable Mortgage of all piece and parcel of Flat No.FF-2, First Floor, flat with plinth area of 1000 sq ft, common area of 50 sq ft, car parking area of 150 sq ft with common utilities over water, drainage, passages and stairs etc at the group house called **Sai Towers** at larger extent of Schedule A Property and the Flat with in the following Boundaries

East: Open to sky and balcony
South: Open to sky
West: Flat No 1 and Common corridor
North: Open to sky

(Regd Sale Deed Doc No.3190/2017 dt.11.05.2017 – SRO Patamata, MODT Doc No.3197/2017 dt.12.05.2017)

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: **Vijayawada**

Date : **08-09-2026**

AUTHORISED OFFICER

FOR UNION BANK OF INDIA

Encl: Terms of sale

<u>TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS</u>

<table>
<tr><td>1. Name and address of the Borrower</td><td>Mr. Somu Subramanyam,
S/o Somu Narasimha Rao,
D.No 41-1-17-4, Ranigari Thota,
Bapanayya Nagar, Krishna Lanka,
Vijayawada - A.P 520013</td></tr>
<tr><td>Name and address of the Co-Applicant</td><td>Mrs. Somu Sravanthi,
W/o.Somu Subramanyam,
D.No 41-1-17-4, Ranigari Thota
Bapanayya Nagar, Krishna lanka
Vijayawada - A.P 520013</td></tr>
<tr><td>Name and address of the Guarantor</td><td>Nil</td></tr>
<tr><td>2. Name and address of the Secured Creditor:</td><td>Asset Recovery Branch (79170), Vijayawada, Located at – 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh – 520001.</td></tr>
<tr><td colspan="2">3. Description of immovable secured assets to be Sold:

Schedule -A
All that piece and parcel of un-divided and un-specified share of an extent of 37.90 sq yards of house site out of larger extent of 265.41 sq yards near to Door no 12-4, situated in R.S.no 86/1, Ravi prasad Street, Subbaiah Road, Yanamalkuduru Village and Panchayat, Penamaluru Mandal, Krishna Dist, with in the following boundaries:

East: Property of Ravi Kondala Rao
South: Property of Perevi Lakshmi
West: 30 ft wide Road
North: Property sold by Ravi Prasad to others

Schedule -B
Equitable Mortgage of all piece and parcel of Flat No.FF-2, First Floor, flat with plinth area of 1000 sq ft, common area of 50 sq ft, car parking area of 150 sq ft with common utilities over water, drainage, passages and stairs etc at the group house called Sai Towers at larger extent of Schedule A Property and the Flat with in the following Boundaries

East: Open to sky and balcony
South: Open to sky
West: Flat No 1 and Common corridor
North: Open to sky
(Regd Sale Deed Doc No.3190/2017 dt.11.05.2017 - SRO Patamata, MODT Doc No.3197/2017 dt.12.05.2017)</td></tr>
<tr><td>4.The details of encumbrances, if any known to the Secured Creditor</td><td>Nil to the best of the knowledge of the secured creditor</td></tr>
<tr><td>5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc</td><td>Nil</td></tr>
<tr><td>6. Last date for submission of EMD</td><td>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.</td></tr>
<tr><td>7. Date & Time of auction</td><td>29.09.2026 Tuesday 12:00 Noon to 5:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com</td></tr>
<tr><td>8.The secured debt for the recovery of which the immovable secured asset is to be sold:</td><td>Rs.47,86,185.35/- as on 30.06.2026 along with further interest at contracted rate and other expenses due to Union Bank of India.</td></tr>
<tr><td>9.1 Reserve price for the properties below which the immovable property may not be sold:</td><td>Rs.24,60,000/-</td></tr>
<tr><td>9.2 EMD Payable</td><td>Rs.2,46,000/- (10% of the Reserve Price mentioned above)</td></tr>
<tr><td colspan="2">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.</td></tr>
</table>

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. They are further required to upload KYC documents and Bank Details **10. 2. KYC Verification** On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance. **10. 3. EMD Payment** On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/ NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted. The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest. **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 sarfaesi@unionbankofindia.com or contact Mr. Ravi Jeldi, Mobile 8885667535 (dealing officer), and Mr.Chandan Sharma, Mobile 7382994042, Authorised Officer / Chief Manager, Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520001.*** **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. 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 after the closing of the e-Bidding Process.
11. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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 1% of the Reserve Price in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of 1% of the Reserve Price. **(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. In case of bidding the bid increment shall not be less than 1% in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of 1%.
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 Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 791701980050000 IFSC code: ubin0579173** 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 Authorized 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 Authorized 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 Authorized 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 Authorized Officer will deliver the property on the basis of 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 Authorized 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 Authorized Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. 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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
27. The Sale shall be subject to the outcome of **pending proceedings before any court of law**, if any.
28. 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.
29. 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: VIJAYAWADA
Date: 08.09.2026 **CHIEF MANAGER & AUTHORISED OFFICER**