यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Asset Recovery Branch (79170), Vijayawada, Located at - 4th Floor, Andhra Bank Building, R. R. Apparao Street Vijayawada, Andhra Pradesh -520 001.
E-mail: arb.vijayawada@unionbankofindia.bank

REF: ARB: VIJ: SALE:9673**2026-27** **Date:** 22.10.2026

By Regd. Post & Courier

To:

Borrowers	Guarantors
1a: M/s Venkata Lakshmi Agro Products Represented by its proprietor, Mr. Ghanta Srinivasa Rao Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.	2a: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.
1b: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.	2b: Mrs. Ghanta Tirupatamma W/o Jagannadha Rao D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2c: Mr. Ghanta Kishore Babu S/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2d: Mrs. Telaprolu Bhagya Lakshmi D/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2e: Mrs. Ghanta Sai Divya W/o Srinivasa Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006.
	2f: M/s Tirumala Teini Oil Mills Represented by Late Mr. Ghanta Jagannadha Rao represented his legal heirs & Mrs. Ghanta Tirupatamma, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
	2g: Mr. Ghanta Jagannadha Rao S/o Mastanaiah Estate of Deceased represented by Legal heirs and Others residing at D No. 4-304, 1st Lane,Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.

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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, Asset Recovery Branch, Vijayawada, the secured creditor, caused a Demand Notice dated 02.08.2018 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 constructive/physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 04.02.2019.

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 13.11.2026 by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price for the Properties will be as follows:
   a) **For Property No.1:** Rs. 91,00,000.00 (Rupees Ninety - One lakh Only)
   b) **For Property No.2:** Rs. 30,00,000.00 (Rupees Thirty lakh Only)
   c) **For Property No.3:** Rs. 58,00,000.00 (Rupees Fifty - Eight lakh Only)
   d) **For Property No.4:** Rs. 84,00,000.00 (Rupees Eighty - Four lakh Only)

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.

Yours faithfully

Place : **Vijayawada**
Date: 22.10.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Sale Notice

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

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[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 constructive/physical (whichever is applicable) 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 13.11.2026, for recovery of Rs. 6,95,87,652.52 /-(Rupees Six crore Ninety - Five lakh Eighty - Seven thousand Six hundred Fifty - Two and Fifty - Two paise Only) as on 30.06.2026 along with further interest at contracted rate and other expenses due to Union Bank of India from M/s Venkata Lakshmi Agro Products and Mr. Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao (Proprietor) and Guarantor's Mr. Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Mrs. Ghanta Tirupatamma W/o Jagannadha Rao, Mr. Ghanta Kishore Babu S/o Jagannadha Rao, Mrs. Telaprolu Bhagya Lakshmi D/o Jagannadha Rao, Mrs. Ghanta Sai Divya W/o Srinivasa Rao, M/s Tirumala Teini Oil Mills Represented by Late Mr. Ghanta Jagannadha Rao represented his legal heirs & Mrs. Ghanta Tirupatamma and Mr. Ghanta Jagannadha Rao S/o Mastanaiah Estate of Deceased represented by Legal heirs and Others. The reserve price and earnest money deposit will be as follows.

a) **For Property No.1:** Reserve Price: Rs. 91,00,000.00 EMD: Rs. 9,10,000.00
b) **or Property No.2:** Reserve Price: Rs. 30,00,000.00 EMD: Rs. 3,00,000.00
c) **For Property No.3:** Reserve Price: Rs. 58,00,000.00 EMD: Rs. 5,80,000.00
d) **For Property No.4:** Reserve Price: Rs. 84,00,000.00 EMD: Rs. 8,40,000.00

Description of Immovable Property

1. **EM of Residential Vacant site (121+242) with an extent of 363.00 Sq. Yds. Situated in RS No. 146, at D No. 4-304, 1st Lane, Pandaripuram, Opp. Balaji Nilayam, Near Canara Bank, Chilakaluripet Municipality, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by**

(Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 and 1788/1974 dated 04.04.1974)

Item No.1A: Boundaries for Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 is as follows:

East: Circar Road
West: Circar Road
North: Own Property
South: Own Property
Extent: 242.00 Sq. Yds.

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Item No.1B: Boundaries for Regd. Sale Deed Document's No. 1788/1974 dated 04.04.1974 is as follows:

East: Circar Road

West: Circar Road

North: Own Property

South: Property of C Rosaiah & Others

Extent: 121.00 Sq. Yds.
(Total Extent: 363.00 Sq. Yds.)

Reserve Price: Rs. 91,00,000.00 EMD: Rs. 9,10,000.00
Bid Increment: Rs. 95,000.00

2. **EM of Residential site with old Tiled House constructed without approved plan with an extent of Ac. 0.50 cents or 2420.00 Sq. Yds. Situated at RS No. 204 of Kukkapallivaripalem Village, Near Water Tank, Main Road, Ganeshwaripalem, Chilakaluripet Mandal, Palnadu District, A.P. is in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -**

(Regd. Sale Deed Document No. 487/1987 dated 22.01.1987)

East: Circar Road

West: Property of Vendor

North: Property of Kunisetti Purnachandra Rao

South: Property of Gujjula Venkata Reddy

Reserve Price: Rs. 30,00,000.00 EMD: Rs. 3,00,000.00
Bid Increment: Rs. 30,000.00

3. **EM of Residential site with old Sheds constructed without approved plan with an extent of 3485 Sq. Yds. (2904.00 Sq. Yds. + 581.00 Sq. Yds.) situated at RS No. 247-A, 208B & 219 of Yadavalli Village and Panchayat, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of M/s Tirumala Teini Oil Mills represented by Mrs. Ghanta Tirupatamma W/o Jagannadha Rao and Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -**

(Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 and 3091/1988 dated 17.12.1988)

Item No. 3A: Boundaries for Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 is as follows:

East: Property of Javvaji Kotaiah & Others

West: Property of Javvaji Kotaiah

North: Bazaar

South: Property of Varanasi Narasimha Rao & Jupudi Krishna Murthy

Extent: Ac. 0.60 cents or 2904.00 Sq. Yds.

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Item No. 3B: Boundaries for Regd. Sale Deed Document's No. 3091/1988 dated 17.12.1988 is as follows:

East: Property of Vendor
West: 20 Links Pathway
North: Property of Javvaji Venkateswarlu & Others
South: Property of Vendor

Extent: 581.00 Sq. Yds.
(Total extent: 3485.00 Sq. Yds.)

Reserve Price: Rs. 58,00,000.00 EMD: Rs. 5,80,000.00
Bid Increment: Rs. 60,000.00

4. **EM of Residential site with an extent of Ac. 2.50 cents (Ac. 1.67 cents + Ac. 0.58 cents + Ac. 0.25 cents) in RS No. 220/2, 247/ A, B & C2 of Yadavalli Village and Panchayat, Beside Tobacco Go down, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -**

Item No. 4A: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:
East: Property of Dhupisetti Gopaiah & Others
West: RS No. 220/C2
North: Property of Velagasetti Raghavaiah
South: RS No. 247/C2

Extent: Ac. 1.67 cents

Item No. 4B: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows:
East: Property of Dhupisetti Gopaiah & Others
West: Property of Akula Venkateswarlu & Others
North: Rs No. 247/A
South: Donka

Extent: Ac. 0.58 cents

Item No. 4C: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as folows:
East: Property of Dhupisetty Gopaiah & Others
West: Property of B Chandraiah & Others
North: Property of Velagasetty Raghavaiah
South: Property of B Yedukondalu & Others

Extent: Ac. 0.25 cents
(Total Extent: Ac. 2.50 cents)

Reserve Price: Rs. 84,00,000.00 EMD: Rs. 8,40,000.00
Bid Increment: Rs. 85,000.00



List of Encumbrances:

a) Nil for Property No. 1 to No.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 . The same is also enclosed herewith.

Place : **Vijayawada**
Date: 22.10.2026

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	No.1a: M/s Venkata Lakshmi Agro Products Represented by its proprietor, Mr. Ghanta Srinivasa Rao Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006. No.1b: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006. No.2a: Mr. Ghanta Srinivasa Rao S/o Jagannadha Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006. No.2b: Mrs. Ghanta Tirupatamma W/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616. No.2c: Mr. Ghanta Kishore Babu S/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616. No.2d: Mrs. Telaprolu Bhagya Lakshmi D/o Jagannadha Rao, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616. No.2e: Mrs. Ghanta Sai Divya W/o Srinivasa Rao, Flat No. 203, Maurya Classic, 1st Lane, Syamala Nagar, Guntur, A.P. - 522 006. No.2f: M/s Tirumala Teini Oil Mills Represented by Late Mr. Ghanta Jagannadha Rao represented his legal heirs & Mrs. Ghanta Tirupatamma, D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616. No.2g: Mr. Ghanta Jagannadha Rao S/o Mastanaiah Estate of Deceased represented by Legal heirs and Others residing at D No. 4-304, 1st Lane, Pandaripuram, Chilakaluripet, Palnadu District, A.P. - 522 616.
2. Name and address of the Secured Creditor :	Union Bank of India, Asset Recovery Branch (79170) Branch, Vijayawada. **Address**: Vijayawada, 4th Floor, Andhra Bank Building, R. R. Apparao Street, Vijayawada, Andhra Pradesh - 520 001.

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3. Description of immovable secured assets to be Sold:

1. EM of Residential Vacant site (121+242) with an extent of 363.00 Sq. Yds. Situated in RS No. 146, at D No. 4-304, 1st Lane, Pandaripuram, Opp. Balaji Nilayam, Near Canara Bank, Chilakaluripet Municipality, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by

(Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 and 1788/1974 dated 04.04.1974)

Item No.1A: Boundaries for Regd. Sale Deed Document's No. 1785/1974 dated 04.04.1974 is as follows:

East: Circar Road

West: Circar Road

North: Own Property

South: Own Property

Extent: 242.00 Sq. Yds.

Item No.1B: Boundaries for Regd. Sale Deed Document's No. 1788/1974 dated 04.04.1974 is as follows:

East: Circar Road

West: Circar Road

North: Own Property

South: Property of C Rosaiah & Others

Extent: 121.00 Sq. Yds.

(Total Extent: 363.00 Sq. Yds.)

2. **EM of Residential site with old Tiled House constructed without approved plan with an extent of Ac. 0.50 cents or 2420.00 Sq. Yds. Situated at RS No. 204 of Kukkapallivaripalem Village, Near Water Tank, Main Road, Ganeshwaripalem, Chilakaluripet Mandal, Palnadu District, A.P. is in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by**

(Regd. Sale Deed Document No. 487/1987 dated 22.01.1987)

East: Circar Road

West: Property of Vendor

North: Property of Kunisetti Purnachandra Rao

South: Property of Gujjula Venkata Reddy

3. **EM of Residential site with old Sheds constructed without approved plan with an extent of 3485 Sq. Yds. (2904.00 Sq. Yds. + 581.00 Sq. Yds.) situated at RS No. 247-A, 208B & 219 of Yadavalli Village and Panchayat, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of M/s Tirumala Teini Oil Mills represented by Mrs. Ghanta Tirupatamma W/o Jagannadha Rao and Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -**

(Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 and 3091/1988 dated 17.12.1988)

Item No. 3A: Boundaries for Regd. Sale Deed Document's No. 3243/1983 dated 24.11.1983 is as follows:

East: Property of Javvaji Kotaiah & Others

West: Property of Javvaji Kotaiah

North: Bazaar

South: Property of Varanasi Narasimha Rao & Jupudi Krishna Murthy

Extent: Ac. 0.60 cents or 2904.00 Sq. Yds.

Classification: Internal

Item No. 3B: Boundaries for Regd. Sale Deed Document's No. 3091/1988 dated 17.12.1988 is as follows: East: Property of Vendor West: 20 Links Pathway North: Property of Javvaji Venkateswarlu & Others South: Property of Vendor **Extent: 581.00 Sq. Yds.** **(Total extent: 3485.00 Sq. Yds.)** 4. **EM of Residential site with an extent of Ac. 2.50 cents (Ac. 1.67 cents + Ac. 0.58 cents + Ac. 0.25 cents) in RS No. 220/2, 247/ A, B & C2 of Yadavalli Village and Panchayat, Beside Tobacco Go down, Near NTR Statue, Kotappakonda Road, Chilakaluripet Mandal, Palnadu District, A.P. in the name of Mr. Ghanta Jagannadha Rao S/o Mastanaiah is being bounded by -** **Item No. 4A**: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows: East: Property of Dhupisetti Gopaiah & Others West: RS No. 220/C2 North: Property of Velagasetti Raghavaiah South: RS No. 247/C2 **Extent: Ac. 1.67 cents** **Item No. 4B**: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as follows: East: Property of Dhupisetti Gopaiah & Others West: Property of Akula Venkateswarlu & Others North: Rs No. 247/A South: Donka **Extent: Ac. 0.58 cents** **Item No. 4C**: Boundaries for Property vide Regd. Sale Deed Document's No. 1283/1987 dated 20.07.1987 is as folows: East: Property of Dhupisetty Gopaiah & Others West: Property of B Chandraiah & Others North: Property of Velagasetty Raghavaiah South: Property of B Yedukondalu & Others **Extent: Ac. 0.25 cents** **(Total Extent: Ac. 2.50 cents)**	
4.The details of encumbrances, if any known to the Secured Creditor	NIL to the best of the knowledge of the secured creditor. **However, Prospective Bidders are advised to conduct their own independent due diligence regarding the Title, Revenue Records, Municipal Records, Statutory liabilities, Taxes, Cesses, Charges, Claims, Encumbrance's, and any litigations before submitting the Bids.** **The Secured Creditor does not undertake any responsibility for any encumbrance, liability, Statutory dues or any third-party claim that is not**

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	within its knowledge or is not reflected in the records available with it.
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	**Property No. 2 is under Prohibited list vide OS No. 243/2018 by Principle Judge Court, Narasaraopet.** **Property No. 3 is under Prohibited list vide Notification No. RC. No. 66/2019-E5 dated 01.02.2019.** **Property No. 4 is under Prohibited list vide Notification No. RC. No. 66/2019-E5 dated 01.02.2019.**
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	13.11.2026 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. 6,95,87,652.52 /-(Rupees Six crore Ninety - Five lakh Eighty - Seven thousand Six hundred Fifty - Two and Fifty - Two paise Only) as on 30.06.2026 along with further interest at contracted rate and other expenses due to the Union Bank of India.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Specified against the property.
9.2 EMD Payable	Specified against the property.

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 arb.vijayawada@unionbankofindia.bank.in or contact Mr. N Girish Prasad dealing officer Contact No.9573621034 and Mr. Gopi Krishna Chief Manager Contact No.8074945928 or Mr. Chandan Sharma Authorised officer Contact No.7382994042
- **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/viewauction-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.

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(a) In case of bidding, the bid increment shall not be less than specified against the property in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of specified against the property .
(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), 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 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.
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.
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 and other dues 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.

Place : **Vijayawada**
Date : 22.10.2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Classification: Internal