यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम
Union Bank of India
A Government of India Undertaking

आस्ति वसूली शाखा Asset Recovery Branch
Door No 26-15-150 Union Bank Building Changalraopeta
विशाखापटनम VISAKHAPATNAM 530001
Telephone No.0891-2537782 ईईमेलemail: ubin0817295@unionbankofindia.bank.in

To:

Principle Borrowers:			
1.	**M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** **Represented by Managing Partners:** **a) Mr. Boddu Srinivasu &** **b) Mr. Vaitla Naveen** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	2.	**Mr. Boddu Srinivasu (Managing Partner),** S/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
3.	**Mr. Vaitla Naveen (Managing Partner),** S/o Vaitla Visweswara Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	4.	**Mr. Kora Jagan (Partner),** S/o Kora Surya Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
5.	**Smt. Boddu Ramanamma (Partner),** W/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	6.	**Smt. Alapati Durga Prasanna (Partner),** W/o Vaitla Naveen, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
7.	**Mr. Vaitla Visweswara Rao (Partner),** S/o V Janaki Ramayya, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	8.	**Smt. Vaitla Raja Rajeswari, (Partner)** W/o Vaitla Visweswara Rao, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
9.	**Smt. Vaitla Keerthi (Partner),** W/o Sateesh Sankaran, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	10.	**Smt. Boddu Bhagyalakshmi (Partner),** W/o Boddu Srinivasu **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
Guarantors:			
11.	**Mr. Boddu Srinivasu** S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal,Kakinada District-533437	12.	**Smt. Boddu Bhagyalakshmi** W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437

13.	**Smt. Boddu Ramanamma** W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437	14.	**Mr. Kora Jagan** S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal Kakinada District -533437
15.	**Mr. Vaitla Naveen** S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.	16.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Godavari, AP-534447
17.	**Mr. Vaitla Visweswara Rao,** S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street,Gandhinagar, Kakinada, AP-533004	18.	**Smt. Vaitla Raja Rajeswari,** W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar,Kakinada, AP-533004
19.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalaore South, Karnataka	20.	**Mr. Mullapudi Veera Venkata Satyanarayana rao,** S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
21.	**Mr. Alapati Durga Prasad** S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP-534447	22.	**Mr. Kora Surya Rao** S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
23.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, H. No. 1171, 2nd Floor, 18A Main, 2nd B Cross, JP Nagar, 2nd Phase, Bengaluru, Karnataka - 560078	24.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

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, Suryaraopeta Branch, Kakinada, the secured creditor, caused a demand notice dated **13.12.2023** 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 immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **16.10.2024** for Property mentioned in sale notice for sale of immovable properties [Appendix - IV-A].

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 **30-11-2026 from 12:00 Noon to 5:00 PM** by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price will be as follows:

Serial Number as per Sale Notice [Appendix - IV - A]	Reserve Price (Amount in Rs.)	Reserve Price (In Words)
Property Serial No. 1 (a, b & c)	3,45,00,000.00	Rupees Three Crore and Forty-Five Lakh Only
Property Serial No. 2	2,27,00,000.00	Rupees Two Crore and Twenty-Seven Lakh Only
Property Serial No. 3 (a, b & c)	4,27,00,000.00	Rupees Four Crore and Twenty-Seven Lakh Only
Property Serial No. 4	55,00,000.00	Rupees Fifty-Five Lakh only

Note: All the above-mentioned properties are extended to the limits in the name of M/s Venkata Ramana Chandra Agros Pvt. Ltd.

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,

यूनियन बैंक ऑफ इंडिया / UNION BANK OF INDIA
एसेट रिकवरी शाखा,(एआरबी) / Asset Recovery Br.,(ARB)
मुख्य प्रबंधक / Chief Manager अधिकृत अधिकारी / Authorised Officer
विशाखपट्टणम / VISAKHAPATNAM

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Place: Visakhapatnam
Date: 07-11-2026

Encl: Sale Notice

यूनियन बैंक ऑफ इंडिया Union Bank of India
A Government of India Undertaking
आस्ति वसूली शाखा Asset Recovery Branch
Door No 26-15-150 Union Bank Building Changalraopeta
विशाखापटनम VISAKHAPATNAM 530001
Telephone No.0891-2537782 ईईमेलemail:
ubin0817295@unionbankofindia.bank.in

[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 Physical Possession of properties in serial numbers 1 to 3 and Construction Possession of property in serial number 4 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 **30-11-2026 from 12:00 Noon to 5:00 PM**, for recovery of **Rs. 11,68,61,584.84 (Rupees Eleven Crore Sixty-Eight Lakh Sixty-One Thousand Five Hundred and Eighty-Four and Paise Eighty-Four Only)** together with contractual rate of interest as of **31-10-2026** plus further interest, costs and charges due to the Union Bank of India from Borrower and Guarantors of M/s Kesava Pattabhi Dairy Farms:

Principle Borrowers:			
1.	**M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** **Represented by Managing Partners:** **a) Mr. Boddu Srinivasu &** **b) Mr. Vaitla Naveen** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E. G. Dist - 533437	2.	**Mr. Boddu Srinivasu (Managing Partner),** S/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E. G. Dist - 533437
3.	**Mr. Vaitla Naveen (Managing Partner),** S/o Vaitla Visweswara Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	4.	**Mr. Kora Jagan (Partner),** S/o Kora Surya Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
5.	**Smt. Boddu Ramanamma (Partner),** W/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	6.	**Smt. Alapati Durga Prasanna (Partner),** W/o Vaitla Naveen, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437

7.	**Mr. Vaitla Visweswara Rao (Partner),** S/o V Janaki Ramayya, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	8.	**Smt. Vaitla Raja Rajeswari, (Partner)** W/o Vaitla Visweswara Rao, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
9.	**Smt. Vaitla Keerthi (Partner),** W/o Sateesh Sankaran, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437	10.	**Smt. Boddu Bhagyalakshmi (Partner),** W/o Boddu Srinivasu **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
Guarantors:			
11.	**Mr. Boddu Srinivasu** S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District	12.	**Smt. Boddu Bhagyalakshmi** W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
13.	**Smt. Boddu Ramanamma** W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437	14.	**Mr. Kora Jagan** S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal Kakinada District -533437
15.	**Mr. Vaitla Naveen** S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.	16.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Godavari, AP
17.	**Mr. Vaitla Visweswara Rao,** S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar,Kakinada, AP-533004	18.	**Smt. Vaitla Raja Rajeswari,** W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar,Kakinada, AP-533004
19.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalaore South, Karnataka	20.	**Mr. Mullapudi Veera Venkata Satyanarayana rao,** S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
21.	**Mr. Alapati Durga Prasad** S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony Jangareddigudem, W. Goadvari, AP	22.	**Mr. Kora Surya Rao** S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
23.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, H. No. 1171, 2nd Floor, 18A Main, 2nd B Cross, JP Nagar, 2nd Phase, Bengaluru, Karnataka - 560078	24.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.

The details of the Reserve price of the secured assets and earnest money deposit are mentioned below:

<table>
<tr><th>S. No.</th><th>Description of the Immovable Properties</th><th>Reserve Price/ EMD/ Bid Increment</th></tr>
<tr><td>1.</td><td>a) All that Part & Parcel of the Non-agricultural converted Vacant Land situated at R.S No 51/3, Sub Division R.S No 51/3A , an extent of Ac 1.94 Cents = 9389.6 Sq. Yards on Northern side of Ac 2.14 Cents, Peddapuram Municipality, Peddapuram Village, Peddapuram Mandal, Kakinada District, SRO Peddapuram, With in the following boundaries:

<table>
<tr><td>EAST</td><td>Land belonging to Boddu Bhagyalakhsmi</td></tr>
<tr><td>WEST</td><td>Land belonging to Gadigatla Veerabhadra Rao and Gadigatla Satyanarayana</td></tr>
<tr><td>NORTH</td><td>Land belonging to Kakarla Suribabu, Nalamati Buliraju, Nalamati Rambabu, and Gunnam Atchayamma</td></tr>
<tr><td>SOUTH</td><td>Land conveyed by Boddu Ramanamma to Vaitla Pattabhiramarao which is Ac.0.20 Cents under exchange deed</td></tr>
</table>
(Owned by Smt Boddu Ramanamma vide Sale Deed No. 2549/2013 dated 05-08-2013 registered at SRO, Peddapuram)

b) All that Part & Parcel of the Non-agricultural converted Vacant land situated at R.S No 59/1A , an extent of AC 0.39 CENTS = 1887.60 Sq. Yards out of Ac 11.39 Cents, Near D.No.21-2-21, Ward No.7, Jaggampeta Road, Peddapuram Municipality, Peddapuram Village, Peddapuram Mandal , Kakinada District, Peddapuram SRO, With in the following boundaries:

<table>
<tr><td>EAST</td><td>Land belonging to Boddu Srinivasu and Boddu Bhagyalakshmi</td></tr>
<tr><td>WEST</td><td>Land belonging to Gadigatla Rambabu (part) and land belonging to Boddu Ramanamma (part)</td></tr>
<tr><td>NORTH</td><td>Land belonging to Boddu Ramanamma</td></tr>
<tr><td>SOUTH</td><td>40 feet width Road from Kakinada to Jaggampeta</td></tr>
</table>
(Owned by Smt. Boddu Ramanamma vide Settlement Deed No. 3910/2017 dated 28-12-2017 registered at SRO Peddapuram)

c) All that Part & Parcel of the Property consisting of Non-agricultural converted vacant land situated at R.S.No 59/1, Sub-division R.S.No 59/1A in an extent of Ac 4.37 ½ Cents =21175 Sq. Yards, out of Ac.4.47 Cents, situated at Peddapuram Municipality, Peddapuram, Village, Peddapuram Mandal , Kakinada District, Peddapuram SRO, With in the following boundaries:

<table>
<tr><td>EAST</td><td>Land belonging to Vuppalapati Ganga</td></tr>
<tr><td>WEST</td><td>Land conveyed by Boddu Bhagyalakshmi to Boddu Ramnamma to some extent and land sold</td></tr>
</table>
</td><td><u>Reserve Price:</u>
₹ 3,45,00,000.00
(Rupees Three Crore and Forty-Five Lakh Only)

<u>EMD Amount:</u>
₹ 34,50,000.00
(Rupees Thirty-Four Lakh and Fifty Thousand only)

<u>Bid Increment Amount:</u>
₹ 3,45,000.00
(Rupees Three Lakh and Forty-Five Thousand Only)</td></tr>
</table>

<table>
<tr><th>S. No.</th><th>Description of the Immovable Properties</th><th>Reserve Price/ EMD/ Bid Increment</th></tr>
<tr><td></td><td>
<table>
<tr><td></td><td>by the Nekkanti Butchi Venkata Krishnayya Chowdary to Boddu Ramanamma to some extent</td></tr>
<tr><td>NORTH</td><td>Land belonging to Gunnam Atchayamma</td></tr>
<tr><td>SOUTH</td><td>Remaining land held by Nekkanti Butchi Venkata Krishnayya Chowdary</td></tr>
</table>
(Owned by Smt Boddu Bhagya Lakshmi vide Sale Deed No. 758/2013 dated 16-03-2013 registered at SRO Peddapuram)
</td><td></td></tr>
<tr><td>2.</td><td>All that Part & Parcel of the Property consisting of Non-Agricultural converted vacant land situated at R.S.No 59/1, sub Division R.S.No 59/1A, in an extent of Ac 3.99 ½ Cents = 19335.8 Sq. Yards out of Ac. 4.29 Cents, Peddapuram Municipality, Peddapuram, Village, Peddapuram Mandal , Kakinada District, Peddapuram SRO , With in the following boundaries:
<table>
<tr><td>EAST</td><td>Land belonging to Nekkanti Ramarao</td></tr>
<tr><td>WEST</td><td>Land conveyed by Boddu Srinivasu to Boddu Ramanamma</td></tr>
<tr><td>NORTH</td><td>Land belonging to Boddu Bhagyalakshmi</td></tr>
<tr><td>SOUTH</td><td>Road</td></tr>
</table>
(Owned by Mr Boddu Srinivasu, vide Sale Deed No. 2568/ 2013 dated 08-08-2013 registered at SRO, Peddapuram)</td><td><u>Reserve Price:</u>
₹ 2,27,00,000.00
(Rupees Two Crore and Twenty-Seven Lakh Only)

<u>EMD Amount:</u>
₹ 22,70,000.00
(Rupees Twenty-Two Lakh and Seventy Thousand only)

<u>Bid Increment Amount:</u>
₹ 2,27,000.00
(Rupees Two Lakh and Twenty-Seven Thousand Only)</td></tr>
<tr><td>3.</td><td>a) All that Part & Parcel of the Non- Agricultural converted Vacant land situated at S.No 251/1 and S.No.155/2, (present property is situated in S.No.155/2) in an extent of Ac 0.49 Cents = 2371.6 Sq. Yards out of Ac. 6.98 Cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries:
<table>
<tr><td>EAST</td><td>Remaining land in this Survey no.</td></tr>
<tr><td>WEST</td><td>Joint pathway with a width of 24 links</td></tr>
<tr><td>NORTH</td><td>Land belonging to Vaitla Visweswararao</td></tr>
<tr><td>SOUTH</td><td>Land sold to Boddu Ramanamma and others</td></tr>
</table>
(Owned by Smt Vaitla Keerthi vide Sale deed No. 470/2006 dated 22-02-2006 registered at SRO Jaggampeta)

b) All that Part & Parcel of the Non - Agricultural Converted Vacant land situated at S.No. 251/1 & 155/2, in an extent of Ac 3.04 Cents & Ac 2.39 Cents respectively, Total extent 5.43 Cents out of Ac.5.98 Cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries:

<u>For Land in survey no 251/1 extent Ac 3.04 Cents:</u>
<table>
<tr><td>EAST</td><td>Joint pathway with a width of 24 links</td></tr>
<tr><td>WEST</td><td>Remaining land in this number</td></tr>
</table>
</td><td><u>Reserve Price:</u>
₹ 4,27,00,000.00
(Rupees Four Crore and Twenty-Seven Lakh Only)

<u>EMD Amount:</u>
₹ 42,70,000.00
(Rupees Forty-Two Lakh and Seventy Thousand Only)

<u>Bid Increment Amount:</u>
₹ 4,27,000.00
(Rupees Four Lakh and Twenty-Seven Thousand Only)</td></tr>
</table>

S. No.	Description of the Immovable Properties	Reserve Price/ EMD/ Bid Increment
	<table><tr><td>NORTH</td><td>0.55 Cents of land in S. No. 155/2 sold by Vaitla Naveen to Boddu Veera Venkata Satya Siva Shankar</td></tr><tr><td>SOUTH</td><td>Gokavaram- Kakinada Road</td></tr></table> **For Land in survey no 155/2 extent Ac 2.39 Cents:** <table><tr><td>EAST</td><td>Joint pathway with a width of 24 links</td></tr><tr><td>WEST</td><td>Remaining land in this number</td></tr><tr><td>NORTH</td><td>Land previously sold by vendors to Vaitla Visweswara rao</td></tr><tr><td>SOUTH</td><td>0.55 Cents of land in S.No 155/2 sold by Vaitla Naveen to Boddu Veera Venkata Satya Siva Shankar</td></tr></table> (Owned by Sri Vaitla Naveen vide Sale Deed No. 2949/2006 dated 02-12-2006 registered at SRO Jaggamapeta) c) All that Part & Parcel of the Non- Agricultural Converted Vacant land situated at S.No. 155/2 (New S.No 155/2P), in an extent of Ac 1.76 Cents on Northern side of Ac.8.00 Cents out of Ac.39.74 Cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries: <table><tr><td>EAST</td><td>Irrigation canal</td></tr><tr><td>WEST</td><td>Remaining land in this number</td></tr><tr><td>NORTH</td><td>Remaining land in this number</td></tr><tr><td>SOUTH</td><td>Land sold to Vaitla Naveen and Vaitla Keerthi</td></tr></table> (Owned by Mr Vaitla Visweswara Rao vide registered Sale Deed No. 469/2006 dated 22-02-2006 registered at SRO Jaggamapeta)	
4.	All that Part & Parcel of an extent of 308 1/3 Sq. Yards consisting of residential house situated at old D No 1-8-1 to 1-8-32, latest D No 19-1-359, Revenue ward No 15 (New), Old Revenue Ward No. 17, T.S No 1-14-1080 , L.P No 2/1992, Plot No 9, Peddapuram Municipality, Peddapuram Village, Peddapuram Mandal, Peddapuram SRO, With in the following boundaries,(consisting of ground and 1st floor RCC building): <table><tr><td>EAST</td><td>40 ft: Layout road</td></tr><tr><td>WEST</td><td>41 ft: Site In plot No. 1 belonging to Mandipudi Bhagyalakshmi</td></tr><tr><td>NORTH</td><td>68 ft: Site in L.P .No 550/84</td></tr><tr><td>SOUTH</td><td>69 ft: Site in Plot No 8 belonging to Mohammed Anwara Jaha begum</td></tr></table> (Owned by Sri Kora Surya Rao vide Sale Deed No. 4148/2011 dated 23-11-2011 registered at SRO Peddapuram)	**Reserve Price:** ₹ 55,00,000.00 (Rupees Fifty-Five Lakh only) **EMD Amount:** ₹ 5,50,000.00 (Rupees Five Lakh and Fifty Thousand only) **Bid Increment Amount:** ₹ 55,000.00 (Rupees Fifty-Five Thousand Only)

Please Note:

1) All the above-mentioned properties are extended to the limits in the name of M/s Venkata Ramana Chandra Agros Pvt. Ltd. as collateral securities.
2) S.A. Nos. 209/2025 & 43/2025 filed before Hon'ble DRT, Visakhapatnam by borrower(s) against SARFAESI action of bank.

Encumbrances as mentioned in Terms and condition available in the bank's website.

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.

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
एसेट रिकवरी शाखा, (ARB)/Asset Recovery Br.,(ARB)
मुख्य प्रबंधक/Chief Manager अधिकृत अधिकारी/Authorised Officer
विशाखपट्टणम/VISAKHAPATNAM

Place: Visakhapatnam
Date: 07-11-2026

Authorized Officer
Union Bank of India
Asset Recovery Branch
Visakhapatnam

Encl: Terms of sale

यूनियन बैंक ऑफ इंडिया Union Bank of India
A Government of India Undertaking

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower(s):	1.	**M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** **Represented by Managing Partners:** **a) Mr. Boddu Srinivasu & b) Mr. Vaitla Naveen** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	2.	**Mr. Boddu Srinivasu (Managing Partner),** S/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms (Partnership Firm)** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	3.	**Mr. Vaitla Naveen (Managing Partner),** S/o Vaitla Visweswara Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	4.	**Mr. Kora Jagan (Partner),** S/o Kora Surya Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	5.	**Smt. Boddu Ramanamma (Partner),** W/o (late) Boddu Chandra Rao **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	6.	**Smt. Alapati Durga Prasanna (Partner),** W/o Vaitla Naveen, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	7.	**Mr. Vaitla Visweswara Rao (Partner),** S/o V Janaki Ramayya, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	8.	**Smt. Vaitla Raja Rajeswari, (Partner)** W/o Vaitla Visweswara Rao, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	9.	**Smt. Vaitla Keerthi (Partner),** W/o Sateesh Sankaran, **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437
	10.	**Smt. Boddu Bhagyalakshmi (Partner),** W/o Boddu Srinivasu **M/s. Kesava Pattabhi Dairy Farms** Sy. No. 577, Near Kittaya Cheruvu, Kattamuru -Peddapuram Road, Kattamuru, Peddapuram Mandal, E.G.Dist - 533437



Name and address of the Guarantor(s)	**Guarantors of M/s Kesava Pattabhi Dairy Farms:**	
	11.	**Mr. Boddu Srinivasu** S/o (late) Baddu Chandra Rao D.No 9-2 survey no 577, Near Kittaya Cheruvu, Kattamuru Village, Peddapuram Mandal, Kakinada District-533437
	12.	**Smt. Boddu Bhagyalakshmi** W/o Boddu Srinivasu D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
	13.	**Smt. Boddu Ramanamma** W/o (late) Boddu Chandra Rao D.No 9-2, Kattamuru village, Peddapuram Mandal, Kakinada District-533437
	14.	**Mr. Kora Jagan** S/o Kora Surya Rao D.No. 19-1-357/C/1, Bank Colony, Near LIC office, Peddapuram Mandal, Kakinada District -533437
	15.	**Mr. Vaitla Naveen** S/o Vaitla Visweswara Rao D.No 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.
	16.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D.No 15-113, Subbareddy Colony, Jangareddigudem, West Godavari, AP-534447
	17.	**Mr. Vaitla Visweswara Rao,** S/o V Janaki Ramayya, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
	18.	**Smt. Vaitla Raja Rajeswari,** W/o Vaitla Visweswara Rao, D.No 8-5-18B, Venkata Narayana Street, Gandhinagar, Kakinada, AP-533004
	19.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, D. No. 82, 28th Main, 37B cross, Jayanagar, 9th block, Sanjay Gandhi Hospital, Bangalaore South, Karnataka
	20.	**Mr. Mullapudi Veera Venkata Satyanarayana rao,** S/o M Bojja Raju D.No.7-9-6, Sambamurthy Street, Ramaraopet, Kakinada-533004
	21.	**Mr. Alapati Durga Prasad** S/o A Jayabrahmananda Swami, D.No 15-113, Subbareddy Colony, Jangareddigudem, West Goadvari, AP-534447
	22.	**Mr. Kora Surya Rao** S/o Kora Jaya Rao, D.No. 9-2, SC Peta, Kattamuru Mandal, Peddapuram mandal, AP-533437
	23.	**Smt. Vaitla Keerthi,** W/o Sateesh Sankaran, H. No. 1171, 2nd Floor, 18A Main, 2nd B Cross, JP Nagar, 2nd Phase, Bengaluru, Karnataka - 560078
	24.	**Smt. Alapati Durga Prasanna** W/o Vaitla Naveen, D. No. 8-5-18B, Venkata Narayana Street, Gandhi Nagar, Kakinada - 533004, AP.
2. Name and address of the Secured	**Base Branch:** Suryaraopeta Branch, Kakinada. Presently the Account is at Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Andhra Bank Building,	

Creditor	Changalraopeta, Visakhapatnam 530 001.

3. Description of immovable secured assets to be Sold: -

S. No.	Description of the Immovable Properties
1.	a) All that Part & Parcel of the Non-agricultural converted Vacant Land situated at R.S No 51/3, Sub Division R.S No 51/3A , an extent of Ac 1.94 cents = 9389.6 Sq. Yards on Northern side of Ac 2.14 Cents, Peddapuram Municipality, Peddapuram Village , Peddapuram Mandal, Kakinada District, SRO Peddapuram, With in the following boundaries:

EAST	Land belonging to Boddu Bhagyalakhsmi
WEST	Land belonging to Gadigatla Veerabhadra Rao and Gadigatla Satyanarayana
NORTH	Land belonging to Kakarla Suribabu, Nalamati Buliraju, Nalamati Rambabu, and Gunnam Atchayamma
SOUTH	Land conveyed by Boddu Ramanamma to Vaitla Pattabhiramarao which is Ac.0.20 cents under exchange deed

(Owned by **Smt. Boddu Ramanamma** vide Sale Deed No. 2549/2013 dated 05-08-2013 registered at SRO, Peddapuram)

b) All that Part & Parcel of the Non-agricultural converted Vacant land situated at R.S No 59/1A , an extent of AC 0.39 CENTS = 1887.60 Sq. Yards out of Ac 11.39 cents, Near D.No.21-2-21, Ward No.7, Jaggampeta Road, Peddapuram Municipality, Peddapuram Village, Peddapuram Mandal , Kakinada District, Peddapuram SRO, With in the following boundaries:

EAST	Land belonging to Boddu Srinivasu and Boddu Bhagyalakshmi
WEST	Land belonging to Gadigatla Rambabu (part) and land belonging to Boddu Ramanamma (part)
NORTH	Land belonging to Boddu Ramanamma
SOUTH	40 feet width Road from Kakinada to Jaggampeta

(Owned by **Smt. Boddu Ramanamma** vide Settlement Deed No. 3910/2017 dated 28-12-2017 registered at SRO Peddapuram)

c) All that Part & Parcel of the Property consisting of Non-agricultural converted vacant land situated at R.S.No 59/1, Sub-division R.S.No 59/1A in an extent of Ac 4.37 ½ cents =21175 Sq. Yards, out of Ac.4.47 cents, situated at Peddapuram Municipality, Peddapuram, Village, Peddapuram Mandal , Kakinada District, Peddapuram SRO, With in the following boundaries:

EAST	Land belonging to Vuppalapati Ganga
WEST	Land conveyed by Boddu Bhagyalakshmi to Boddu Ramnamma to some extent and land sold by the Nekkanti Butchi Venkata Krishnayya Chowdary to Boddu Ramanamma to some extent
NORTH	Land belonging to Gunnam Atchayamma
SOUTH	Remaining land held by Nekkanti Butchi Venkata Krishnayya Chowdary

(Owned by **Smt Boddu Bhagya Lakshmi** vide Sale Deed No. 758/2013 dated 16-03-2013 registered at SRO Peddapuram)

UNION BANK OF INDIA

2. All that Part & Parcel of the Property consisting of Non-Agricultural converted vacant land situated at R.S.No 59/1, sub Division R.S.No 59/1A, in an extent of Ac 3.99 ½ cents = 19335.8 Sq. Yards out of Ac.4.29 cents, Peddapuram Municipality, Peddapuram, Village, Peddapuram Mandal, Kakinada District, Peddapuram SRO , With in the following boundaries

EAST	Land belonging to Nekkanti Ramarao
WEST	Land conveyed by Boddu Srinivasu to Boddu Ramanamma
NORTH	Land belonging to Boddu Bhagyalakshmi
SOUTH	Road

(Owned by **Mr. Boddu Srinivasu**, vide Sale Deed No. 2568/2013 dated 08-08-2013 registered at SRO, Peddapuram)

3. a) All that Part & Parcel of the Non- Agricultural converted Vacant land situated at S.No 251/1 and S.No.155/2, (present property is situated in S.No.155/2) in an extent of Ac 0.49 cents = 2371.6 sq.yards out of Ac.6.98 cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries:

EAST	Remaining land in this Survey no.
WEST	Joint pathway with a width of 24 links
NORTH	Land belonging to Vaitla Visweswararao
SOUTH	Land sold to Boddu Ramanamma and others

(Owned by **Smt. Vaitla Keerthi** vide Sale deed No. 470/2006 dated 22-02-2006 registered at SRO Jaggampeta)

b) All that Part & Parcel of the Non - Agricultural Converted Vacant land situated at S.No. 251/1 & 155/2, in an extent of Ac 3.04 cents & Ac 2.39 cents respectively, Total extent 5.43 cents out of Ac.5.98 cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries:

For Land in survey no 251/1 extent Ac 3.04 cents

EAST	Joint pathway with a width of 24 links
WEST	Remaining land in this number
NORTH	0.55 cents of land in S.No 155/2 sold by Vaitla Naveen to Boddu Veera Venkata Satya Siva Shankar
SOUTH	Gokavaram- Kakinada Road

For Land in survey no 155/2 extent Ac 2.39 cents

EAST	Joint pathway with a width of 24 links
WEST	Remaining land in this number
NORTH	Land previously sold by vendors to Vaitla Visweswara rao
SOUTH	0.55 cents of land in S.No 155/2 sold by Vaitla Naveen to Boddu Veera Venkata Satya Siva Shankar

(Owned by Mr. **Vaitla Naveen** vide Sale Deed No. 2949/2006 dated 02-12-2006 registered at SRO Jaggamapeta)

c) All that Part & Parcel of the Non- Agricultural Converted Vacant land situated at S.No. 155/2 (New S.No 155/2P), in an extent of Ac 1.76 Cents on Northern side of Ac.8.00 Cents out of Ac.39.74 Cents, J. Thimmapuram Grama Panchayat and village, Peddapuram Mandal, Kakinada District, Jaggampeta SRO, With in the following boundaries:

EAST	Irrigation canal
WEST	Remaining land in this number
NORTH	Remaining land in this number
SOUTH	Land sold to Vaitla Naveen and Vaitla Keerthi

<table>
<tr><td></td><td>(Owned by Mr. Vaitla Visweswara Rao vide registered Sale Deed No. 469/2006 dated 22-02-2006 registered at SRO Jaggamapeta)</td></tr>
<tr><td>4.</td><td>All that Part & Parcel of an extent of 308 1/3 Sq. Yards consisting of residential house situated at old D No 1-8-1 to 1-8-32, latest D No 19-1-359, Revenue ward No 15 (New), Old Revenue Ward No. 17, T.S No 1-14-1080 , L.P No 2/1992, Plot No 9, Peddapuram Municipality, Peddapuram Village, Peddapuram Mandal, Peddapuram SRO, With in the following boundaries,(consisting of ground and 1st floor RCC building):
<table>
<tr><td>EAST</td><td>40 ft: Layout road</td></tr>
<tr><td>WEST</td><td>41 ft: Site In plot No. 1 belonging to Mandipudi Bhagyalakshmi</td></tr>
<tr><td>NORTH</td><td>68 ft: Site in L.P .No 550/84</td></tr>
<tr><td>SOUTH</td><td>69 ft: Site in Plot No 8 belonging to Mohammed Anwara Jaha begum</td></tr>
</table>
(Owned by Sri Kora Surya Rao vide Sale Deed No. 4148/2011 dated 23-11-2011 registered at SRO Peddapuram)</td></tr>
<tr><td colspan="2">Note: All the above-mentioned properties are extended to the limits availed in the name of M/s Venkata Ramana Chandra Agros Pvt. Ltd. as collateral securities.</td></tr>
<tr><td>4.The details of encumbrances, if any known to the Secured Creditor</td><td>NIL</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>The sale of the property is subject to the outcome of <u>S.A. No. 209/2025 & S.A. No. 43/2025,</u> which is pending before Honorable Debt Recovery Tribunal, Visakhapatnam.</td></tr>
<tr><td>6. Last date for submission of EMD</td><td>EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid.
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><u>30-11-2026, Monday from 12:00 NOON to 05:00 PM</u>
(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><u>Total Dues as of 31-10-2026:</u>
Rs. 11,68,61,584.84 (Rupees Eleven Crore Sixty-Eight Lakh Sixty-One Thousand Five Hundred and Eighty-Four and Paise Eighty-Four Only) together with contractual rate of interest as of 31-10-2026 plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor</td></tr>
<tr><td>9.1. Reserve price for the property / Properties below which the property will not be sold</td><td>Common Reserve Price for:
• Property Serial No. 1 (a, b & c): ₹ 3,45,00,000.00 (Rupees Three Crore and Forty-Five Lakh Only)
• Property Serial No. 2: ₹ 2,27,00,000.00 (Rupees Two Crore and Twenty-Seven Lakh Only)
• Property Serial No. 3 (a, b & c): ₹ 4,27,00,000.00 (Rupees Four Crore and Twenty-Seven Lakh Only)
• Property Serial No. 4: ₹ 55,00,000.00 (Rupees Fifty-Five Lakh only)

<u>Properties below which the property will not be sold:</u>
Reserve price of the properties mentioned above plus one bid increment for each property.</td></tr>
</table>

9.2. EMD Payable	10% of the Reserve Price mentioned above. • **Property Serial No. 1 (a, b & c): ₹ 34,50,000.00 (Rupees Thirty-Four Lakh and Fifty Thousand only)** • **Property Serial No. 2: ₹ 22,70,000.00 (Rupees Twenty-Two Lakh and Seventy Thousand only)** • **Property Serial No. 3 (a, b & c): ₹ 42,70,000.00 (Rupees Forty-Two Lakh and Seventy Thousand Only)** • **Property Serial No. 4: ₹ 5,50,000.00 (Rupees Five Lakh and Fifty 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.

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 ubin0817295@unionbankofindia.bank.in or contact 9324517291***

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.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 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:

- **₹ 3,45,000.00 (Rupees Three Lakh and Forty-Five Thousand Only) for Property Serial No. 1 (a, b & c),**
- **₹ 2,27,000.00 (Rupees Two Lakh and Twenty-Seven Thousand Only) for Property Serial No. 2,**
- **₹ 4,27,000.00 (Rupees Four Lakh and Twenty-Seven Thousand Only) for Property Serial No. 3 (a, b & c) &,**
- **₹ 55,000.00 (Rupees Fifty-Five Thousand Only) for Property Serial No. 4.**

in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value than

- **₹ 3,45,000.00 (Rupees Three Lakh and Forty-Five Thousand Only) for Property Serial No. 1 (a, b & c),**
- **₹ 2,27,000.00 (Rupees Two Lakh and Twenty-Seven Thousand Only) for Property Serial No. 2,**
- **₹ 4,27,000.00 (Rupees Four Lakh and Twenty-Seven Thousand Only) for Property Serial No. 3 (a, b & c) &,**
- **₹ 55,000.00 (Rupees Fifty-Five Thousand Only) for Property Serial No. 4.**

(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) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the **Account bearing Number 172911980050000 in the Name of INWARD RTGS, IFSC: UBIN0817295** 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 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 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 Authorised 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 Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund 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 Authorised 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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
29. The Sale of property/ies is/are subject to the outcome of S. A. No. 209/2025 & S. A. No. 43/2025 filed before Honourable Debt Recovery Tribunal, Visakhapatnam.
30. All the mentioned properties are extended to the limits in the name of M/s Venkata Ramana Chandra Agros Pvt. Ltd. as collateral securities.

यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
एसेट रिकवरी शाखा/Asset Recovery Br.,[ARB
मुख्य प्रबंधक/Chief Manager/Authorised Officer
विशाखापत्तनम/VISAKHAPATNAM

Place: Visakhapatnam
Date: 07-11-2026

AUTHORISED OFFICER
FOR UNION BANK OF INDIA