## Appendix IV A
## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THESECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **UCO Bank**, the Secured Creditor, will be sold on "As is where is", As is what is "Whatever there is" on **30-11-2026**, for recovery of Rs. **Rs.Rs.1,08,98,408/- (Rupees one crore eight lakhs ninety eight thousand four hundred and eight only) as on 31.10.2026 (inclusive of interest upto 30.10.2026) Plus further interest and other incidental charges thereafter**due to the secured Creditor from **Borrower: BollepalliNeelima**W/o Bollepalli Ramesh Babu, H No HIG-79, Opp to Sai Baba Temple, APHB Colony, Guntur-522005, Andhra Pradesh.**Also at**Flat no 102, Indraprastha apartments, Main Road, Sai Nagar, Stambalagaruvu extension, Guntur-522006, Andhra Pradesh.**Co-borrower:Mr. Bollepalli Ramesh Babu**, S/o SubbaRao, H No HIG-79, Opp to Sai Baba Temple, APHB Colony, Guntur-522005, Andhra Pradesh.**Also at:**Flat no 102, Indraprastha apartments, Main Road, Sai Nagar, Stambalagaruvu extension, Guntur-522006, Andhra Pradesh.

**Property No.1:-**
Registered sale deed No 12413/2014 dated 27.10.2014, S.R.O, Narasaraopet in the name of Bollepalli Ramesh S/o BollepalliSubbarao.

**Description of the Property:**
Guntur- Dist, Narasaraopet sub-Dist, Narasaraopetmandal, Ravipadugramapanchayath area, Ravipadu village D. No 76/2C, Acre.0.13 cents and in D. No 76/2E Ac.0-04 cents, D. No 76/2D Ac. 0.03 cents, D. No. 76/2G, Ac 0.03 cents, D. No. 76/2F Ac 0.04 cents in total an extent of Ac. 0.27 cents of **vacant site** is being bounded by:
Boundaries:
East: Turkapalem road
South: Land belongs to BhashyamVenkateswarlu
West: land belongs to Bellamkondalnnaya and others
North: Land belongs to Doupatijojaiah and mallavarapuprakasaiah"



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**Reserve price of the property will be** Rs.36,46,000 **(Rupees thirty six lakhs and forty six thousand only):**
**Earnest money deposit will be Rs. 3,64,600 (Rupees three lakhs sixty four thousand six hundred only)**
**Bid increment amount:Rs,10,000/- (Rupees ten thousand only)**

## Terms & Conditions of E-Auction Sale

1. **The auction sale will be "online e-auction" bidding through website https://BAANKNET.com/education-psb/home.**
2. **Date & time of inspection of Property: On or before 29-11-2026 between 10: 00 AM to 5: 00 PM**
3. **Date and time of auction: 30-11-2026 between 11:00 A.M. to 05:00 P.M.** as per (IST).
4. Auction would be conducted for an initial period of 360 minutes followed by unlimited extensions of 10 minutes each, in case a valid bid is received in last 10 minutes.
5. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers as per the bid increment of the respective property.
6. Intending bidder shall register with the E-AUCTION portal to create their user-ids and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by the service provider (BAANKNET). Once the KYC documents are verified by **BAANKNET**, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fees.
7. Bidders are advised to go through the website **https://BAANKNET.com/education-psb/home** for detailed terms and conditions, login Id & password, uploading data, submitting bid, Training/Demonstration, inter-se bidding etc. of auction sale before submitting their bids and taking part in e-auction sale proceeding.
8. Bids shall be submitted through online only in the prescribed format with relevant details.
9. Earnest Money Deposit (EMD) of 10% shall be deposited through NEFT Fund transfer to Credit of BAANKNET wallet by generating the challan through **https://BAANKNET.com/education-psb/home**. Rest amount after successful bidding will be send to branch **Account No. 02230210003107 with UCO Bank, Mid corporate Branch, IFSC Code: UCBA0000223**
10. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to the Authorized Officer,



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**UCO Bank**, at above mentioned address or soft copies of the same by E-mail to **guntur@uco.bank.in**

11. **The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid through wallet), immediately on closure of the E- Auction Sale proceedings on the same day or next day of the Sale in the same mode as mentioned above and the balance 75% of the purchase price shall have to be paid within 15 days or within the extended time from the date of confirmation of sale by the authorized officer. In case of default at any time, all amounts deposited till then shall be forfeited including earnest money deposited.**
12. The EMD of unsuccessful bidder will be returned on the closure of the E-auction sale proceedings within 3 days and shall not carry any interest.
13. The sale is subject to confirmation by the Bank, if the borrower pays in full before sale, no sale will be conducted.
14. The property is sold in **"As is Where is" and "As is What is"** condition and the intending bidder should make discreet enquiries as regards on the property with any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
15. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale /modify any terms and conditions of the sale without any prior notice and assigning any reasons.
16. The purchaser shall bear the stamp duties, charges including those of sale certificate registration charges, all taxes,rates, statutory dues payable to Government or any Authority etc. both existing and future and relating to the property. The sale certificate will be issued only in the name of successful bidder.
17. The intending purchaser can inspect the property on the date & time mentioned against respective properties above.
18. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
19. This publication is also **15days** notice to the above borrowers/mortgagors of the above said loan about holding auction sale in the above manner under Rule 9(1), SARFAESI Act 2002 on the above mentioned dates if the outstanding dues are not paid in full.
20. The successful bidder will pay 1% TDS if property value exceed 50 lakhs.
21. Last Date & Time of submission of EMD &Documents:-**On or before 30.11.2026,04.50 PM**



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## SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither UCO Bank nor the Service provider will be responsible for any lapses /failure (internet failure, power failure, etc) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully

कृते यूको बैंक For UCO BANK

अधिकृत अधिकारी Authorised Officer

**Authorized Officer**
**Date: 12.11.2026**

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**Place: Guntur**