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

Asset Recovery Branch – Tirupathi

1st Floor, SV Campus Branch, Behind S V University Admin Building, S V University

Branch E-mail- arb.tirupathi@unionbankofindia.bank.in ; Phone:7339047148.

To

BORROWER 1

1. **M/s. Iswarya Enterprises**, through its partners Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty and Ms. P. Aiswarya W/o P. Ramanath, at D.No.9-148/C, Madanapalle Road, Nallacheruvu (Vill and Post), Sri Sathya Sai District – 515551.

(Borrower)

2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551

(Partner & Guarantor)

3. **Ms. P. Aiswarya,W/o.P.Ramanath,** D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551

(Partner & Guarantor)

4. **Mr. M. Surendra Reddy**, D.No.15-5-3-10, S.No.334-1, Reddeppa Naidu Colony, B.K.Palli Revenue Village, Madanapalli town, Annamayya District-517325

(Guarantor)

5. **Mr. A.R. Khadhar Basha, S/o. A Magbul Saheb**, D No 17/89-1-B, N V R Street, Near Sidhartha School, Madanapalli town, Annamayya District-517325

(Guarantor)

BORROWER 2:

1. **M/s. Snehith Eneterprises**, through its Proprietor: Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty, at D.No.9-148B, Madanapalle Road, Nallacheruvu Mandal, Sri Sathya Sai District– 515551

(Borrower)

2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551

(Proprietor)

3. **Ms. P. Aiswarya,W/o.P.Ramanath**, D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551

(Guarantor)

Dear Sir/Madam,

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Madanapalli Branch (03701), CTM Road, Madanapalli, Annamaya District the secured creditor, caused a Demand notice dated 29.12.2021 for **M/s. Iswarya Enterprises** and 07-03-2022 for **M/s. Snehith Eneterprises** under Section 13(2) of the Securitization 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 **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 08.03.2022 in the A/c **M/s. Iswarya Enterprises** and 21.05.2022 in the A/c **M/s. Snehith Eneterprises**.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken Constructive possession of by the Authorised Officer, will be sold by holding public E-auction on **26-11-2026, 12:00 Noon to 5.00 PM** by inviting Bids from the public through online mode on https://baanknet.com.

3. The Reserve Price will be

Property Details	**Reserve Price**
Property 1.	Rs.40,50,000.00 (Rupees Forty Lacs Fifty thousand only)
Property 2.	Rs. 5,07,18,000.00 (Rupees Five crores Seven lacs Eighteen thousand 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,

कृते यूनियन बैंक ऑफ इंडिया/FOR UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी/Chief Manager & Authorised Officer

Authorised Officer
for Union Bank of India

Place: Tirupathi
date: 26.10.2026
Encl: Sale Notice

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
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1st Floor, SV Campus Branch, Behind S V University Admin Building, S V University

Branch E-mail- arb.tirupathi@unionbankofindia.bank.in ; Phone:7339047148.

[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 Securitization 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 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 **26.11.2026**, for recovery of **Rs. 20,26,34,671.90/- (Rupees Twenty Crore Twenty Six Lacs Thirty Four Thousand Six Hundred Seventy One and Paise Ninety Only) as on 30.09.2026** with further interest/charges there on due to Union Bank of India, Asset Recovery branch – Tirupathi, in the account of **M/s. Iswarya Enterprises and M/s. Snehith Eneterprises from;**

BORROWER 1

1. **M/s. Iswarya Enterprises**, through its partners Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty and Ms. P. Aiswarya W/o P. Ramanath, at D.No.9-148/C, Madanapalle Road, Nallacheruvu (Vill and Post), Sri Sathya Sai District – 515551.

(Borrower)

2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551

(Partner & Guarantor)

3. **Ms. P. Aiswarya,W/o.P.Ramanath,** D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551

(Partner & Guarantor)

4. **Mr. M. Surendra Reddy**, D.No.15-5-3-10, S.No.334-1, Reddeppa Naidu Colony, B.K.Palli Revenue Village, Madanapalli town, Annamayya District-517325

(Guarantor)

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

5. **Mr. A.R. Khadhar Basha, S/o. A Magbul Saheb**, D No 17/89-1-B, N V R Street, Near Sidhartha School, Madanapalli town, Annamayya District-517325

(Guarantor)

BORROWER 2:

1. **M/s. Snehith Eneterprises**, through its Proprietor: Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty, at D.No.9-148B, Madanapalle Road, Nallacheruvu Mandal, Sri Sathya Sai District– 515551

(Borrower)

2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551

(Proprietor)

3. **Ms. P. Aiswarya,W/o.P.Ramanath**, D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551

(Guarantor)

The reserve price and the earnest money deposit will be as follows:

Description of Secured Assets	**Reserve Price**	**Earnest Money Deposit (10% of Reserve Price)**	**Date of Demand Notice u/s 13/2 and Amount.**
Property No.1: Item no.1: Residential vacant site belonging to Ms. Paduchuru Iswarya w/o Mr. P. Ramanath situated at Sy.No.463-1, admeasuring Ac.0-10 ½ cents (or 508.2 Sq.yds) out of total extent of Ac.0-42 cents, near Madarasa & Shirdi Sai Temple, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by East: Land of Sri P.Chinnappa, West: Road Lead from Highway, North: Land of Sri P.Nagesh Kumar and Sri Chinnappa, South: Land of Sri B.Thirupal Reddy.	Reserve price: Rs.40,50,000.00 (Rupees Forty Lacs Fifty thousand only)	₹ 4,05,000/- (Rupees Four Lakhs Five Thousand)	1. 29.12.2021 in A/c of **M/s. Iswarya Enterprises** for ₹9,41,87,000/- (Rupees Nine Crore Forty-One Thousand Eighty-Seven Thousand Only) as on 30.11.2021. 2. 07-03-2022 in the A/c of **M/s. Snehith Eneterprises** for

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

Item no.2: Residential vacant site belonging to Ms. Paduchuru Iswarya, w/o Mr. P. Ramanath situated at Sy.No. 463-2, admeasuring Ac.0-22 cents (or 1064.8 Sq.yds) out of total extent of Ac.0-44 cents, Near Madarasa & Shirdi Sai Temple, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by East: Land of Sri P. Chinnapa and others, West: Road Lead from Highway, North: Land of Sri P.Nagesh Kumar and Sri P.Chinnappa and others (Road), South: Land of Sri B. Thirupal Reddy and others.			Rs. 3,74,30,060.00/- (Rupees Three Crore Seventy-Four Lakhs Thirty Thousand Sixty Only) as on 02.03.2022.
Property No.2: **Item no. 1** Industrial land and building belonging to P.Ramnath, admeasuring to an extent of Ac.0-99 cents out of total extent of Ac. 1.99 Cents comprised in Sy.no.277-1 – extent – Ac.0-19 cents, Sy.no.277-2 – extent – Ac.1-35 cents, Sy.no.279-2, Ac.0-45 cents, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by East: Land of P.Ramanatham in Sy.no.276, West: Kadiri to Madanapalli Road, North: Land of P Nagesh, South: Land of M.Rajasekhar Reddy and M.Ramaswamy. Out of the total extent of Ac.0-99 cents, constructed area is 4791.60 Sq.yds. Out of 4791.60 Sq.yds of constructed area, RCC building – 330 Sq.ft. & Erected Iron Sheds 1) 31x33 = 1023 Sq.ft.,	Reserve price: Rs. 5,07,18,000.00 (Rupees Five crores Seven lacs Eighteen thousand only)	₹ 50,71,800/- (Rupees Fifty Lakhs Seventy one Thousand Eight hundred)	

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आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

2)31x41 = 1312 Sq.ft., 3)117x50 = 5850 Sq.ft., 4)71x55 = 3905 Sq.ft. – Totaling to 12088 Sq.ft. bearing D.No.9-148-B attached with borewells, electric motors, Machinery etc. in full. **Item No 2:** Industrial land belonging to P.Ramnath to an extent of Ac.0-22 cents, out of Ac.1.434 cents out of Ac.3-54 cents in Sy.no.276, eastern side to D.No.9-148-B, Near Madanapalle - Kadiri Main Road, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by East: P.V.S.Anjaneyulu and Harinath Sites, West: Applicant's Open Land and Own Factory, North: P.Sudharshanam site, South: P.Ramaswamy and others site.			

Details of Encumbrances if any – no known encumbrance

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: **Tirupathi**

Date: **26-10-2026**

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी/Chief Manager & Authorised Officer

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	**BORROWER 1** 1. **M/s. Iswarya Enterprises**, through its partners Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty and Ms. P. Aiswarya W/o P. Ramanath, at D.No.9-148/C, Madanapalle Road, Nallacheruvu (Vill and Post), Sri Sathya Sai District – 515551. **(Borrower)** 2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551 **(Partner & Guarantor)** 3. **Ms. P. Aiswarya,W/o.P.Ramanath,** D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551 **(Partner & Guarantor)** 4. **Mr. M. Surendra Reddy**, D.No.15-5-3-10, S.No.334-1, Reddeppa Naidu Colony, B.K.Palli Revenue Village, Madanapalli town, Annamayya District-517325 **(Guarantor)** 5. **Mr. A.R. Khadhar Basha, S/o. A Magbul Saheb**, D No 17/89-1-B, N V R Street, Near Sidhartha School, Madanapalli town, Annamayya District-517325 **(Guarantor)** **BORROWER 2:** 1. **M/s. Snehith Eneterprises**, through its Proprietor: Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty, at D.No.9-148B, Madanapalle Road, Nallacheruvu Mandal, Sri Sathya Sai District– 515551 **(Borrower)** 2. **Mr. P. Ramanath, S/o Late P. Sankara Narayana Chetty**, D.No. 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District, A.P. – 515551 **(Proprietor)** **3. Ms. P. Aiswarya,W/o.P.Ramanath**, D.No: 7-125, Main Road, Nalla Cheruvu Village and Post, Nalla Cheruvu Mandal, Sri Sathya Sai District,A.P.–515551 **(Guarantor)**

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
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Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

2. Name and address of the Secured Creditor:	1st Floor SVU Campus Branch, S.V.Univeristy ARB-Tirupathi, Tirupati, Tirupati District. Contact No. 7339047148.

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

Property No.1:

Item no.1: Residential vacant site belonging to Ms. Paduchuru Iswarya w/o Mr. P. Ramanath situated at Sy.No.463-1, admeasuring Ac.0-10 ½ cents (or 508.2 Sq.yds) out of total extent of Ac.0-42 cents, near Madarasa & Shirdi Sai Temple, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by

East: Land of Sri P.Chinnappa,
West: Road Lead from Highway,
North: Land of Sri P.Nagesh Kumar and Sri Chinnappa, South: Land of Sri B.Thirupal Reddy.

Item no.2: Residential vacant site belonging to Ms. Paduchuru Iswarya, w/o Mr. P. Ramanath situated at Sy.No. 463-2, admeasuring Ac.0-22 cents (or 1064.8 Sq.yds) out of total extent of Ac.0-44 cents, Near Madarasa & Shirdi Sai Temple, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by

East: Land of Sri P. Chinnapa and others,
West: Road Lead from Highway,
North: Land of Sri P.Nagesh Kumar and Sri P.Chinnappa and others (Road),
South: Land of Sri B. Thirupal Reddy and others.

Property No.2:

Item no. 1 Industrial land and building belonging to P.Ramnath, admeasuring to an extent of Ac.0-99 cents out of total extent of Ac. 1.99 Cents comprised in

Sy.no.277-1 – extent – Ac.0-19 cents,
Sy.no.277-2 – extent – Ac.1-35 cents,
Sy.no.279-2, Ac.0-45 cents,
Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by

East: Land of P.Ramanatham in Sy.no.276,
West: Kadiri to Madanapalli Road,

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North: Land of P Nagesh, South: Land of M.Rajasekhar Reddy and M.Ramaswamy. Out of the total extent of Ac.0-99 cents, constructed area is 4791.60 Sq.yds. Out of 4791.60 Sq.yds of constructed area, RCC building – 330 Sq.ft. & Erected Iron Sheds 1) 31x33 = 1023 Sq.ft., 2)31x41 = 1312 Sq.ft., 3)117x50 = 5850 Sq.ft., 4)71x55 = 3905 Sq.ft. – Totaling to 12088 Sq.ft. bearing D.No.9-148-B attached with borewells, electric motors, Machinery etc. in full. **Item No 2:** Industrial land belonging to P.Ramnath to an extent of Ac.0-22 cents, out of Ac.1.434 cents out of Ac.3-54 cents in Sy.no.276, eastern side to D.No.9-148-B, Near Madanapalle - Kadiri Main Road, Nallacheruvu revenue village, Nallacheruvu Mandal, Tanakallu Sub-district, Sree Satya Sai District, bounded by East: P.V.S.Anjaneyulu and Harinath Sites, West: Applicant's Open Land and Own Factory, North: P.Sudharshanam site, South: P.Ramaswamy and others site.	
4.The details of encumbrances, if any known to the Secured Creditor	To the Best of The Knowledge of The Secured Creditor There Exists No Encumbrance on the Properties
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	Nil
6. Last Date & Time for submission of EMD	Before the end of e-Auction. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

यूको यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
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<table>
<tr><td>7. Date & Time of auction</td><td><u>26.11.2026 from 12:00 Noon to 05:00 PM</u> (with 10 minutes unlimited auto extensions)

E-auction website- <u>https://baanknet.com</u></td></tr>
<tr><td>8.The secured debt for the recovery of which the immovable secured asset is to be sold:</td><td>Rs. 20,26,34,671.90/- (Rupees Twenty Crore Twenty Six Lacs Thirty Four Thousand Six Hundred Seventy One and Paise Ninety Only) as on 30.09.2026 with further costs, expenses and interest thereon due to the Union Bank of India.</td></tr>
<tr><td>9.1. Reserve price for the property / Properties below which the property will not be sold:</td><td><table>
<tr><th>Property Details</th><th>Reserve Price</th></tr>
<tr><td>Property 1.</td><td>Reserve price: Rs.40,50,000.00 (Rupees Forty Lacs Fifty thousand only)</td></tr>
<tr><td>Property 2.</td><td>Rs. 5,07,18,000.00 (Rupees Five crores Seven lacs Eighteen thousand only)</td></tr>
</table></td></tr>
<tr><td>9.2 EMD Payable</td><td><table>
<tr><th>Property Details</th><th>EMD Amount</th></tr>
<tr><td>Property 1.</td><td>₹ 4,05,000/- (Rupees Four Lakhs Five Thousand)</td></tr>
<tr><td>Property 2.</td><td>₹ 50,71,800/- (Rupees Fifty Lakhs Seventy one Thousand Eight hundred)</td></tr>
</table></td></tr>
</table>

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

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
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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 (arb.tirupathi@unionbankofindia.bank.in)or contact Mr. G V K Madan Kumar (+91 7339047148)

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 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

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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

Rs.40,500.00 for Property No.1,

Rs. 5,08,000.00 for Property No.2

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

Rs.40,500.00 for Property No.1,

Rs. 5,08,000.00 for Property No.2

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.

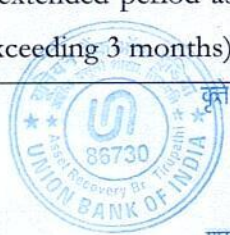
13. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

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 **867301980050000** of the Union Bank of India, Branch ARB-Tirupathi (86730), IFSC CODE: **UBIN0586731** 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



कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

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 tenderer / 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 **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

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आस्ति वसूली शाखा, तिरुपति
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मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

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 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.

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मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

Date: 26.10.2026

Place: Tirupathi

Authorized Officer

Union Bank of India