

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.

By Regd. Post & Courier

To:

➤ **Borrower 1.**

1. **M/s Sree Annadatha Traders**, through it's Prop: Kalingiri Sai Girish Kumar S/o K Murali Krishna R/o D.NO:10/560, Bus stand Road, Koilakuntla Village and Mandal, Nandyal Dist, AP-518134 (Borrower)
2. **Mr.Kalingiri Sai Girish Kumar S/o K Murali Krishna** R/o H.No:10-269/1-1, Indira Nagar, Koilakuntla Village and Mandal, Nandyal Dist-AP-518134 (Proprietor & Mortgagor)
3. **Mrs. Kalingiri Lakshmi W/O K Murali Krishna**, (Guarantor & Mortgagor) R/o

ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District, AP-518134

ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP - 518134

➤ **Borrower 2.**

1. **Mrs. Kalingiri Lakshmi W/O K Murali Krishna**, (Borrower & Mortgagor) R/o
ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District AP-518134
ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP- 518134
2. **Mr. Kantai Prathapa Reddy S/o Chalapathy Reddy** R/o Koilakuntla Village, Kurnool District – 518134 (Guarantor)

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, Rangarajupeta Branch Koilakuntla (08051) the secured creditor, caused a demand notice dated 17.09.2024 in the account of M/s Sree Annadatha Traders and on 11.12.2023 in the account of Mrs. Kalingiri Lakshmi respectively 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



कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA Page 1 of 13
आसिस्ट वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 03.12.2024 in the account of M/s Sree Annadatha Traders and on 11.03.2024 in the account of Mrs. Kalingiri Lakshmi respectively.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public **E-auction on 27.08.2026, 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 as follows:

S.No	Description	Reserve Price (Amount in Rs)
1.	Property No.1: All the part & parcel of Residential site admeasuring an extent of AC 0.14 ½ Cents or 701.80 Sq. Yds in Sy.No.197 Paiki situated behind panduranga Swamy Temple, Ranga Raju Peta, Koilakuntla (M) Nandyal Dist. belonging to Mr. K Sai Girish Kumar S/o K Murali Krishna and bounded by: East: CC Road West: Kaki Venkatamma Site North: Pandurangaswamy Temple South: Y Ramachandra Reddy Site Note: Property No.1 is security for the credit facilities availed by M/s Sree Annadatha Traders only.	Rs.50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only)
2.	Property No. 2: All the part and parcel of commercial land and building consisting Ground + 2 Floors bearing D.No.10-828 and 10-829 in Sy.No. 409/2, situated at near RTC bus stand road, Opp B V Subba Reddy park, Koilkuntla (V &M), Nandyal Dist with an extent of 154.80 Sq. Yards belonging to Mrs. K Lakshmi W/o Mr. K Murali Krishna and bounded by: East- House of Chinna Mugenna West- 5ft wide rasta left by donor and samudrala Saraswathamma North- R & B Road South- Panchayath C.C Road Note: Property No.2 is the common security for the credit facilities availed by both borrows i.e. M/s Sree Annadatha Traders and Mrs. K Lakshmi W/o K Murali Krishna	Rs.1,22,00,000/- (Rupees One Crore Twenty-Two Lakhs Only)
3	Property No. 3: All the part and parcel of Open Site to an extent of AC 1.00 Cents as per sale deed (99.00 Cents as per actual after road widening) located in Sy No 495/1A, Gunjalapadu Road, Koilkuntla Village and Mandal, Nandyal District belonging to Mrs. Kalingiri Lakshmi W/o K Murali Krishna and	Rs.74,60,000/- (Rupees Seventy-Four Lakh Sixty Thousand Only)



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

मुख्य प्रबंधक एवं अधिकृत अधिकारी Chief Manager & Authorised Officer

bounded by East : Koilakuntla to Gunjalapadu R&B Road West : Yeggonirastha North : Site of S Chandrasekhar Reddy South : Site of Dr. Subba Reddy Note: Property No.3 is the securities for the credit facilities availed by Mrs. K Lakshmi W/o K Murali Krishna 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.

Place: **Tirupathi**
 Date: **04.08.2026**

Encl: Sale Notice



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

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; Phone:8328565422

[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 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 **27.08.2026 at 12.00 Noon to 05.00 PM**, for recovery of **Rs.12,42,764.17** (Rupees Twelve Lakh Forty Two Thousand Seven hundred Sixty Four and Seventeen paise Only) in the account of M/s Sree Annadatha Traders and **Rs.23,67,546.46** (Rupees Twenty Three lakh Sixty Seven Thousand Five hundred Forty Six and Forty Six Paise Only) in the account Mrs. Kalingiri Lakshmi as on **30.06.2026** with further interest/charges there on respectively due to Secured Creditor, Union Bank of India, Asset Recovery Branch, Tirupati from:

➤ **Borrower 1.**

1. **M/s Sree Annadatha Traders**, through it's Prop: Kalingiri Sai Girish Kumar S/o K Murali Krishna R/o D.NO:10/560, Bus stand Road, Koilakuntla Village and Mandal, Nandyal Dist, AP-518134 (Borrower)
2. **Mr.Kalingiri Sai Girish Kumar S/o K Murali Krishna** R/o H.No:10-269/1-1, Indira Nagar, Koilakuntla Village and Mandal, Nandyal Dist-AP-518134 (Proprietor & Mortgagor)
3. **Mrs. Kalingiri Lakshmi W/O K Murali Krishna**, (Guarantor & Mortgagor) R/o

ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District, AP-518134

ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP - 518134

➤ **Borrower 2.**

1. **Mrs. Kalingiri Lakshmi W/O K Murali Krishna**, (Borrower & Mortgagor) R/o
ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District AP-518134
ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP- 518134
2. **Mr. Kantai Prathapa Reddy S/o Chalapathy Reddy** R/o Koilakuntla Village, Kurnool District – 518134 (Guarantor)



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

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

The reserve price and the Earnest Money Deposit (EMD) 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: All the part & parcel of Residential site admeasuring an extent of AC 0.14 ½ Cents or 701.80 Sq. Yds in Sy.No.197 Paiki situated behind panduranga Swamy Temple, Ranga Raju Peta, Koilakuntla (M) Nandyal Dist. belonging to Mr. K Sai Girish Kumar S/o K Murali Krishna and bounded by: East: CC Road West: Kaki Venkatamma Site North: Pandurangaswamy Temple South: Y Ramachandra Reddy Site CERSAI Registration Id: {Security interest ID – 400073359627 & Asset ID – 200074783798} Note: Property No.1 is security for the credit facilities availed by M/s Sree Annadatha Traders only.	Rs.50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only)	Rs.5,04,000/- (Rupees Five Lakhs Four Thousand Only)	a) 17.09.2024 in the account of M/s Sree Annadatha Traders for an amount of Rs. 76,77,839.17 as on 13.09.2024 and b) 11.12.2023 in the account of Mrs. Kalingiri Lakshmi for an amount of Rs. 31,36,718.48 as on 28.11.2023.
Property No. 2: All the part and parcel of commercial land and building consisting Ground + 2 Floors bearing D.No.10-828 and 10-829 in Sy.No. 409/2, situated at near RTC bus stand road, Opp B V Subba Reddy park, Koilkuntla (V &M), Nandyal Dist with an extent of 154.80 Sq. Yards belonging to Mrs. K Lakshmi W/o Mr. K Murali Krishna and bounded by: East- House of Chinna Mugenna West- 5ft wide rasta left by donor and samudrala Saraswathamma North- R & B Road South- Panchayath C.C Road CERSAI Registration Id: {Security interest ID – 400011221241 & Asset ID – 200011198964} Note: Property No.2 is the common security for the credit facilities availed by both borrows i.e. M/s Sree Annadatha Traders and Mrs. K Lakshmi W/o K Murali Krishna	Rs.1,22,00,000/- (Rupees One Crore Twenty-Two Lakhs Only)	Rs.12,20,000/- (Rupees Twelve Lakhs Twenty Thousand Only)	



यूनिऑन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आसिस्ट वसूली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं अधिकृत अधिकारी Chief Manager & Authorised Officer

Property No. 3: All the part and parcel of Open Site to an extent of AC 1.00 Cents as per sale deed (99.00 Cents as per actual after road widening) located in Sy No 495/1A, Gunjalapadu Road, Koilkuntla Village and Mandal, Nandyal District belonging to Mrs. Kalingiri Lakshmi W/o K Murali Krishna and bounded by East : Koilkuntla to Gunjalapadu R&B Road West : Yeggonirastha North : Site of S Chandrasekhar Reddy South : Site of Dr. Subba Reddy CERSAI Registration Id: {Security interest ID -400019955106 & Asset ID - 200019912104} Note: Property No.3 is the securities for the credit facilities availed by Mrs. K Lakshmi W/o K Murali Krishna only.	Rs.74,60,000/- (Rupees Seventy-Four Lakh Sixty Thousand Only)	Rs.7,46,000/- (Rupees Seven Lakh Forty-Six Thousand Only)	
---	--	---	--

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.



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

Place : **Tirupathi**
Date 04.08.2026


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	1. M/s Sree Annadatha Traders, through it's Prop: Kalingiri Sai Girish Kumar S/o K Murali Krishna R/o D.NO:10/560, Bus stand Road, Koilakuntla Village and Mandal, Nandyal Dist, AP-518134 (Borrower) 2. Mrs. Kalingiri Lakshmi W/O K Murali Krishna, (Borrower) R/o ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District AP-518134 ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP- 518134
Name and address of the Co-Applicant/Guarantor and Mortgagor	1. Mr. Kalingiri Sai Girish Kumar S/o K Murali Krishna (Proprietor & Mortgagor in the account of M/s Sree Annadatha Traders) R/o H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District AP-518134 2. Mrs. Kalingiri Lakshmi W/o K Murali Krishna (Borrower and Mortgagor in the account of Mrs. Kalingiri Lakshmi W/O K Murali Krishna and mortgagor and guarantor in the account of M/s Sree Annadatha Traders) ADD 1: H.No.10-269/1-1, Indira Nagar Koilakuntla Village and Mandal, Nandyal District AP-518134 ADD 2: H. No. 2-72, Indira Nagar, Koilakuntla Village and Mandal, Nandyal District, AP- 518134 3. Mr. Kantai Prathapa Reddy S/o Chalapathy Reddy (Guarantor in A/c of Mrs. Kalingiri Lakshmi W/O K Murali Krishna) R/o Koilakuntla Village, Kurnool District - 518134
2.Name and address of the Secured Creditor	Union Bank of India, Asset Recovery Branch, SVU Campus, first floor of S.V.U Campus branch, Tirupathi-517501
3. Description of immovable secured assets to be Sold: - <u>Property I:</u> All the part & parcel of Residential site admeasuring an extent of AC 0.14 ½ Cents or 701.80 Sq.Yds in Sy.No.197 Paiki situated behind panduranga Swamy Temple, Ranga Raju Peta, Koilakuntla (M) Nandyal Dist. belonging to Mr. K Sai Girish Kumar S/o K Murali Krishna and bounded by: East: CC Road West: Kaki Venkatamma Site North: Pandurangaswamy Temple South: Y Ramachandra Reddy Site CERSAI Registration Id: { Security interest ID – 400073359627 & Asset ID – 200074783798} Note: Property No.1 is security for the credit facilities availed by M/s Sree Annadatha Traders only. <u>Property II:</u>	



यूनिऑन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति बसुली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं अधिकृत अधिकारी Chief Manager & Authorised Officer

All the part and parcel of commercial land and building consisting Ground + 2 Floors bearing D.No.10-828 and 10-829 in Sy.No. 409/2, situated at near RTC bus stand road, Opp B V Subba Reddy park, Koilkuntla (V &M), Nandyal Dist with an extent of 154.80 Sq. Yards belonging to Mrs. K Lakshmi W/o Mr. K Murali Krishna and bounded by:

East- House of Chinna Mugenna
West- 5ft wide rasta left by donor and samudrala Saraswathamma
North- R & B Road
South- Panchayath C.C Road

CERSAI Registration Id: { Security interest ID – 400011221241 & Asset ID – 200011198964}

Note:

Property No.2 is the common security for the credit facilities availed by both borrows i.e. M/s Sree Annadatha Traders and Mrs. K Lakshmi W/o K Murali Krishna

Property No. III:

All the part and parcel of Open Site to an extent of AC 1.00 Cents as per sale deed (99.00 Cents as per actual after road widening) located in Sy No 495/1A, Gunjalapadu Road, Koilkuntla Village and Mandal, Nandyal District belonging to Mrs. Kalingiri Lakshmi W/o K Murali Krishna and bounded by

East : Koilkuntla to Gunjalapadu R&B Road
West : Yeggonirastha
North : Site of S Chandrasekhar Reddy
South : Site of Dr. Subba Reddy

CERSAI Registration Id: {Security interest ID – 400019955106 & Asset ID – 200019912104}

Note:

Property No.3 is the securities for the credit facilities availed by Mrs. K Lakshmi W/o K Murali Krishna only.

4.The details of encumbrances, if any known to the Secured Creditor	Nil
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	The Sale shall be subject to the outcome of SA/394/2026 filed before Hon'ble Debt Recovery Tribunal – II, Hyderabad
6. Last Date & Time 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.



कृते यूनिन 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

7. Date & Time of auction	27-08-2026 from 12:00 Noon to 05:00 PM (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	1. A/c M/s Sree Annadatha Traders: Rs. 12,42,764.17 - (Rupees Twelve Lakh Forty-Two Thousand Seven hundred Sixty Four and Seventeen paise Only) as on 30.06.2026 with further interest/charges there on 2. A/c Mrs. Kalingiri Lakshmi: Rs. 23,67,546.46 (Rupees Twenty Three lakh Sixty Seven Thousand Five hundred Forty Six and Forty Six Paise Only) as on 30.06.2026 with further interest/charges there on
9.1. Reserve price of the property / Properties below which the property will not be sold	Property No.1: Rs.50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only) Property No.2: Rs.1,22,00,000/- (Rupees One Crore Twenty-Two Lakhs Only) Property No.3: Rs.74,60,000/- (Rupees Seventy-Four Lakh Sixty Thousand Only)
9.2. EMD Payable	Property No.1: Rs.5,04,000/- (Rupees Five Lakhs Four Thousand Only) Property No.2: Rs.12,20,000/- (Rupees Twelve Lakhs Twenty Thousand Only) Property No.3: Rs.7,46,000/- (Rupees Seven Lakh Forty-Six 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 are 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 can be guided by the Buyer Manual provided in the home page of the website 10.2. KYC Verification While registering as buyers/bidders, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidders/ 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 bidders/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 linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser will not be allowed to bid the property. 10.4 Bidding	



यूनिऑन 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

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 (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(ing) 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/purchasers 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 bidder 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 bidder 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

Property No.1: Rs.50,400/- (Rupees Fifty Thousand Four Hundred Only)

Property No.2: Rs.1,22,000/- (Rupees One Lakh Twenty-Two Thousand Only)

Property No.3: Rs.74,600/- (Rupees Seventy Four Thousand Six Hundred Only)

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

Property No.1: Rs.50,400/- (Rupees Fifty Thousand Four Hundred Only)

Property No.2: Rs.1,22,000/- (Rupees One Lakh Twenty-Two Thousand Only)

Property No.3: Rs.74,600/- (Rupees Seventy Four Thousand Six Hundred Only)

(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.



यूनिऑन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
आस्ति वसुली शाखा, तिरुपति
Asset Recovery Branch, Tirupathi

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी Chief Manager & Authorised Officer

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 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 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 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, 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. 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,



यूनिऑन 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

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: Tirupathi

Date: 04.08.2026



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

Authorized Officer

For Union Bank of India

THE UNIVERSITY OF CHICAGO
LIBRARY

1960