

आस्ति वसूली शाखा Asset Recovery Branch

Door No 26-15-150 Union Bank Building Changalraopeta

विशाखपट्टणम VISAKHAPATNAM 530001

Telephone No.0891-2537782

ई मेल email: 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 Symbolic possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on **29.09.2026, from 12:00 Noon to 5:00 PM** "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues with Union Bank of India for an amount of **Rs.3,68,38,223.36** (Rupees Three Crores Sixty-Eight Lakhs Thirty-Eight Thousand Two Hundred Twenty-Three and paise Thirty Six Only) and dues with IFCI Ventures Capital limited (Pari Passu Charge Holder) **Rs.6,87,35,000.00** (Rupees Six Crores Eighty-Seven Lakhs Thirty Five Thousand Only) together with contractual rate of interest as stated above as of **31.07.2026** plus further interest, costs and charges due to the Union Bank of India & IFCI Venture Capital funds limited from Borrower/Guarantors:

Borrower	
M/s. CPR Laboratories Pvt Ltd D. No. 10-01-118/2, Mehar Nagar, Near Mohan School, Old Gajuwaka, Visakhapatnam-530026.	M/s. CPR Laboratories Pvt Ltd Plot No. 23-I (Part) in Sy.No. 6P,7P and 9 th Part of APSEZ, Lalam Koduru Village, Rambilli Mandal, Atchuthapuram, Visakhapatnam - 531011.
Borrower: Mr. Dalai Ravikumar (Managing Director) D.No. C-9, RelliVeedhi, Kondakarla post of- fice, Atchutapuram, Kondakarla, Visakhapat- nam, Andhra Pradesh-531033.	Borrower: Mr. Dalai Ravikumar (Managing Director) Flat no.402, Diamond Enclave, Desapatrunipalem, Visakhapatnam, Andhra Pradesh-531021.
Borrower: Mr. Dalai Vijaya Kumar (Director) D.No. 1-187, Relli Veedhi, Kondakarla Post office, Atchuthapuram, Visakhapatnam, Andhra Pradesh-531033.	Guarantor: Mr. Dalai Ravikumar D.No. C-9, RelliVeedhi, Kondakarla post of- fice, Atchutapuram, Kondakarla, Visakhapat- nam, Andhra Pradesh-531033.
Guarantor: Mr. Dalai Ravikumar Flat no.402, Diamond Enclave, Desapatrunipalem, Visakhapatnam, Andhra Pradesh-531021.	Guarantor: Mr. Dalai Vijaya Kumar D.No. 1-187, Relli Veedhi, Kondakarla Post office, Atchuthapuram, Visakhapatnam, Andhra Pradesh-531033.

The Reserve Price of the Secured Assets is fixed as detailed hereafter below which the property would not be sold. The **Earnest Money** to be deposited is mentioned below and Bidder/s shall improve their offers in multiples of Bid Increment amount at the time of bidding in e-auction process:



SCHEDULE OF PROPERTIES AND RESERVE PRICE

Details of Security	Reserve Price/ EMD@ (10%)/ Bid Increment	Date and time of e auction
Item 1: EM of Industrial land and building and other fixed assets, located at Plot No (s) 23-I (part), APIIC-IALA, with land measuring 4050.00 Sq.mt/4843.80 Sq. Yards situated at De-notified Area-APSEZ , Survey No.(s) 6P, 7P and 9P of Lalam Koduru Village, Rambilli Mandal, Visakhapatnam District, Yelamanchili Sub Registration Jurisdiction and bounded by, North: 23-I(Part) South: Plot No.23-I (Sai Vishnu Laboratories) East: Plot No.23H West: Existing 15.00 M wide Road Item 2: Hypothecation of Plant & Machinery located at Plot No (s) 23-I (part), APIIC-IALA, at De-notified Area-APSEZ , Survey No.(s) 6P, 7P and 9P of Lalam Koduru Village, Rambilli Mandal, Visakhapatnam District, Yelamanchili Sub Registration Jurisdiction owned by M/s. CPR Laboratories Pvt Ltd (List of Plant and Machinery is attached with Sale Notice & Terms of Sale as Annexure-I) Note: Primary Security is Pari-passu Charge with IFCI Venture Capital funds limited : i) Hypothecation of Plant and Machinery and other fixed assets and ii) Factory land and building.	Reserve Price: Rs.5,31,00,000.00 (Rupees Five Crores Thirty-One Lakhs only) EMD: Rs.53,10,000/- (Rupees Fifty-Three Lakhs Ten Thousand Only) Bid Increment: Rs.6,00,000/- (Rupees Six Lakhs Only)	29-09-2026, Tuesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baank-net.com

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: VISAKHAPATNAM
Date: 21.08.2026

यूनिయन बैंक ऑफ इंडिया / For UNION BANK OF INDIA
 एसेट रिकवरी शाखा (विजयवाड़ा) / Asset Recovery Br., (ARB)

 मुख्य प्रबंधक / Chief Manager अधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER
FOR UNION BANK OF INDIA

- Encl: 1. T&C of sale of Immovable Secured Assets
2. (Annexure-I) List of Plant and Machinery (Item No.2)



Annexure-I to Sale Notice issued under Rule 8 and 9 of the SARFAESI Act 2002

SN	Description of Item	Make / Supplier	Tech Spec.	M/c Sno. / Model/ Capacity	YOM
1	Reactors,	M/s DE DIETRICH Process System India P Ltd.	GLR - 2 KL	2 KL	2017
2	Reactors		GLR - 1 KL	1 KL	2017
3	Receiver		GLR Receiver - 0.1 KL	0.1 KL	2017
4	Reactor	M/s Sunrise Industries	SSR - 2 KL	2 KL	2017
5	Receiver		SS Receiver - 0.5 KL	0.5 KL	2017
6	Receiver		SS Receiver - 0.2 KL	0.2 KL	2017
7	Heat Exchanger		Primary SS Condenser - SS 316 (4 Sq.m)	4 Sq.m	2017
8	Heat Exchanger		Secondary SS Condenser - SS 316 (6 Sq.m)	6 Sq.m	2017
9	Storage Tank		M.S storage tank - 5KL	5KL	2017
10	Centrifuge Tub		SS 316 Centrifuge Tub 0.3 KL	0.3 KL	2017
11	Nutch Filter		Nutch Filters - 500 Litres	0.5 KL	2017
12	Nutch Filter		Leaf Filters - 50/60 Litres	50 L	2017
13	Vaccum Tray Dryer		48 Trays vaccum Tray dryer	48 Trays	2017
14	Rupture Disk		Rupture Disk		2017
15	Solenoid Valve		Solenoid Valve		2017
16	Heat Exchanger	M/s Goel Scientific glass work Ltd	Primary Graphite condenser (4 Sq.m)	4 Sq.m	2017
17	Heat Exchanger		Secondary Graphite Condenser (6 Sq.m)	6 Sq.m	2017
18	QC Equipments		Hplc, bottles, burretes, Dessicators		2017
19	Centrifuge 36" Dia	M/s Platinum Pharmatech	SS	36" Dia	2017
20	Utilities	M/s R.K Aircon Industries	Cooling Tower - 100 TR	100 TR	2017
21	Utilities	M/s Voltas Limited	Chilling Plant - 15 TR	15 TR	2017
22	Utilities		Brine Plant - 6 TR	6 TR	2017
23	Boiler	M/s Santhi Boilers & Pressure vessels pvt ltd.	1 TPH Boiler	1 TPH	2017
24	Storage Tanks	M/s Sri vijay Krishna Agencies	Syntex Tank - 10KL	10 KL	2017
25	Storage Tanks		Syntex Tank - 5KL	5 KL	2017
26	Storage Tanks		PP FRP tank - 2KL	2 KL	2017
27	vaccum System	Hydrotorr Systems	220 cu.m/hr Low vaccum & high vaccum	220 cu.m/hr	2017
28	Water Treatment (RO) Plant	M/s Anil Enterprises, Engineers, Fabricators & Contractors	DM water plant - 2KL	2KL	2017
29	Compressor	M/s Shree Engineering & serices / Chicago Pneumatic	Compressor - 84 CFM@7 BAR	84 CFM	2017
30	Scrubber, Circulation Tank, PP/FRP Blower	M/s Fibrotech Engineering Co.	Scrubber - 2KL, Circulation Tank, PP/FRP Blower 2000CFM	2KL, 2000CFM	2017
31	Pumps	M/s CR pumps Pvt. Ltd.	Centrifugal pumps - 10 cu.m/hr	10 cu.m/hr	2017
32	Valves	M/s Perfect tube centre (P) LTD.	Ball valve - 6", 4", 2", 1.5", 1" & 1/2"		2017
33	Pipes & Instruments		1", 2", 4" & 6" pipes and PG, TT		2017
34	Fire Fighting System	M/s GK FIRE & SAFTEY Solutions	Pipes, Hydrants, Sprinklers		2017
35	Electrical Items	JK Electricals	Armoured Cables, GI Pipes, Distribution Boards, Main LT Panel, Multi-Function Meter, Capacitor, MCCB		2017

यूनिऑन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
एसेट रिकवरी ब्रांच/Asset Recovery Br.,(ARB)

उप प्रबंधक/Chief Manager अथवा अधिकारी/Authorised Officer
निदेशक/Deputy Manager

Union Bank of India, Asset Recovery Branch

Date: 21.08.2026



आस्ति वसूली शाखा Asset Recovery Branch

Door No 26-15-150 Union Bank Building Changalraopeta

विशाखपट्टणम VISAKHAPATNAM 530001

Telephone No.0891-2537782 ई मेल email:ubin0817295@unionbankofindia.bank.in

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	Borrower: M/s. CPR Laboratories Pvt Ltd D. No. 10-01-118/2, Mehar Nagar, Near Mohan School, Old Gajuwaka, Visakhapatnam-530026. Borrower: M/s. CPR Laboratories Pvt Ltd Plot No. 23-I (Part) in Sy.No. 6P,7P and 9th Part of APSEZ, Lalam Koduru Village, Rambilli Mandal, Atchuthapuram, Visakhapatnam -531011. Borrower: Mr. Dalai Ravikumar (Managing Director) D.No. C-9, RelliVeedhi, Kondakarla post office, Atchutapuram, Kondakarla, Visakhapatnam, Andhra Pradesh-531033. Borrower: Mr. Dalai Ravikumar (Managing Director) Flat no.402, Diamond Enclave, Desapatrunipalem, Visakhapatnam, Andhra Pradesh-531021. Borrower: Mr. Dalai Vijaya Kumar (Director) D.No. 1-187, Relli Veedhi, Kondakarla Post office, Atchuthapuram, Visakhapatnam, Andhra Pradesh-531033. Guarantor: Mr. Dalai Ravikumar, D.No. C-9, RelliVeedhi, Kondakarla post office, Atchutapuram, Kondakarla, Visakhapatnam, Andhra Pradesh-531033. Guarantor: Mr. Dalai Ravikumar, Flat no.402, Diamond Enclave, Desapatrunipalem, Visakhapatnam, Andhra Pradesh-531021. Guarantor: Mr. Dalai Vijaya Kumar, D.No. 1-187, Relli Veedhi, Kondakarla Post office, Atchuthapuram, Visakhapatnam, Andhra Pradesh-531033
2. Name and address of the Secured Creditor:	Originally sanctioned by base branch "Maharanipeta Branch, Visakhapatnam" Now transferred to Asset Recovery Branch, Door No. 26-15-150, Union Bank Building Changalraopeta, Visakhapatnam 530001, TelNo.0891-2537782 email: ubin0817295@unionbankofindia.bank.in



Item 1:

EM of Industrial land and building and other fixed assets, located at Plot No (s) 23-I (part), APIIC-IALA, with land measuring 4050.00 Sq.mt/4843.80 Sq. Yards situated at De-notified Area-APSEZ , Survey No.(s) 6P, 7P and 9P of Lalam Koduru Village, Rambilli Mandal, Visakhapatnam District, Yelamanchili Sub Registration Jurisdiction and bounded by,

North: 23-I(Part)

South: Plot No.23-I (Sai Vishnu Laboratories)

East: Plot No.23H

West: Existing 15.00 M wide Road

Item 2:

Hypothecation of Plant & Machinery located at Plot No (s) 23-I (part), APIIC-IALA, at De-notified Area-APSEZ , Survey No.(s) 6P, 7P and 9P of Lalam Koduru Village, Rambilli Mandal, Visakhapatnam District, Yelamanchili Sub Registration Jurisdiction owned by M/s. CPR Laboratories Pvt Ltd (List of Plant and Machinery is attached with Sale Notice & Terms of Sale as Annexure-I)

Note: Primary Security is Pari-passu Charge with IFCI Venture Capital funds limited: i) Hypothecation of Plant and Machinery and other fixed assets and ii) Factory land and building.

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 borrower filed a Securitization Application (SA) in the Honourable Debts Recovery Tribunal (DRT), Visakhapatnam vide SA/277/2025 and are pending for disposal.
6. Last date for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	29.09.2026, Tuesday from 12:00 Noon to 05:00PM (with 10 minutes unlimited auto extensions) E- auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Dues with Union Bank of India for an amount of Rs.3,68,38,223.36 (Rupees Three Crores Sixty-Eight Lakhs Thirty-Eight Thousand Two Hundred Twenty-Three and paise Thirty Six Only) and dues with IFCI Ventures Capital limited (Pari Passu Charge Holder) Rs.6,87,35,000.00 (Rupees Six Crores Eighty-Seven Lakhs Thirty Five Thousand Only) together with contractual rate of interest as stated above as of 31.07.2026 plus further interest, costs and charges due to the Union Bank of India & IFCI Ventures Capital limited from Borrower/Guarantors:
9.1 Reserve price for the properties below which the immovable property may not be sold:	Rs.5,31,00,000.00 (Rupees Five Crores Thirty-One Lakhs only) plus, one bid increment.
9.2 EMD Payable	10% of the Reserve price mentioned above
10. 1. Registration The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-	



id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail 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.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e- Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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.



12a. In case of bidding, the bid increment shall not be less than the bid increment value, in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment of bid increment value as mentioned above for each property. 12b. 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 Authorized 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 172911980050000 having IFSC code 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 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 Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix- V to the Security Interest (Enforcement) Rules, 2002
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has



purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

29. The borrower has filed Securitization Application (SA) before the Honourable Debts Recovery Tribunal, Visakhapatnam bearing No. SA/277/2025 which is pending for adjudication. This sale shall be subjected to the outcome of the said SA filed before the Honourable Debts Recovery Tribunal, Visakhapatnam.

Place: VISAKHAPATNAM

Date: 21.08.2026


UNION BANK OF INDIA
Asset Recovery Br., (ARB)
Chief Manager (ARB) / Authorised Officer
VISAKHAPATNAM
FOR UNION BANK OF INDIA



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35	Electrical Items	JK Electricals	Armoured Cables, GI Pipes, Distribution Boards, Main LT Panel, Multi-Function Meter, Capacitor, MCCB		2017

UNION BANK OF INDIA
Asset Recovery Br., (ARB)

Chief Manager / अधिकारी / Authorized Officer
Authorized Officer NAM

Union Bank of India, Asset Recovery Branch

Date: 21.08.2026

