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 ई मेल email: ubin0817295@unionbankofindia.bank.in

To:

Borrower (Address-1): M/s Shiv Shanker Traders **Proprietor:** Mr Malla Manoj Kumar, S/o Malla Nagaraju D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222 **(Address-2):** M/s Shiv Shanker Traders C/O M/S Sri Raja Rajeswari Cashew Industries, Gaduru Village, Garudubhandra Panchayat, Vajrapukothuru Mandal, Srikakulam Dist. PIN-532222	**Proprietor:** Mr Malla Manoj Kumar, S/o Malla Nagaraju D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222 **Guarantor:** Mrs Malla Pravallika, W/o Malla Manoj D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222

Dear Sir/Madam,

Sub: Notice of 15 days for Sale of immovable secured assets under Rule 8 and 9 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

1. Union Bank of India, Kasibugga Branch, Srikakulam, AP, the Secured Creditor, caused a demand notice dated **06.09.2021** 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 Possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **05.01.2022.**

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 **13-11-2026, Friday FROM 12.00 NOON TO 05.00 PM** by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price of the properties will be as given below:

Sl No.	Property Details	Reserve Price
1.	Residential vacant land to an extent of 2007.73 Sq yards (200.00+ 283.33+ 248.44+ 100.00+ 100.00+ 200.00+ 629.20+ 150.00+ 48.38+ 48.38) near door number 3-140, Survey Numbers 252/20, 252/7, 255/27, 252/13, 252/12, 252/14, 252/11,252/10, 252/4, Patta No 2, 102, 10, 119, 85, 147, 65, 129, 152, 141, 142, Ganguwada Village, Kedaripuram Panchayath, Kasibugga Sub Registrar, Palasa Mandal , Srikakulam District, Andhra Pradesh belongs to Mr Malla Manoj Kumar S/o Late M Nagaraju.	**Rs.16,20,000.00** (Rupees Sixteen Lakh and Twenty Thousand Only)
2.	Residential vacant land (Centre Plot) to an extent of 617.50 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa- Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar	Reserve Price: **Rs.32,50,000.00** (Rupees Thirty-Two Lakh and Fifty Thousand Only)
3.	Residential vacant land (North Side to the site w.r.t the road) to an extent of 665.00 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa-Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mrs. Malla Pravallika	Reserve Price: **35,00,000/-** (Rupees Thirty-Five Lakh Only)
4.	Residential vacant land (South side to the site w.r.t the road) to an extent of 839.16 Sq yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa-Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar	Reserve Price: **Rs.44,00,000.00** (Rupees Forty-Four Lakh 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,

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

Authorized Officer
Union Bank of India,

Place: Visakhapatnam
Date: 21.10.2026

Encl: Sale Notice

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
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 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 **13.11.2026** for recovery of **Rs.2,18,46,405.00 (Rupees Two Crore Eighteen Lakh Forty six Thousand and Four Hundred Five Only)** as on **30.09.2026** plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantor:

Borrower (Address-1): M/s Shiv Shanker Traders **Proprietor:** Mr Malla Manoj Kumar, S/o Malla Nagaraju D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222 **(Address-2):** M/s Shiv Shanker Traders C/O M/S Sri Raja Rajeswari Cashew Industries, Gaduru Village, Garudubhandra Panchayat, Vajrapukothuru Mandal, Srikakulam Dist. PIN-532222	**Proprietor:** Mr. Malla Manoj Kumar, S/o Malla Nagaraju D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222 **Guarantor:** Mrs Malla Pravallika, W/o Malla Manoj D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222

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:

Description of the Immovable Properties

<table>
<tr><th>S no</th><th>Description of Immovable Properties</th><th>Reserve Price/ EMD/Bid Increment</th><th>Date and time of E auction</th></tr>
<tr><td>1</td><td>Residential vacant land to an extent of 2007.73 Sq yards (200.00+ 283.33+ 248.44+ 100.00+ 100.00+ 200.00+ 629.20+ 150.00+ 48.38+ 48.38) near door number 3-140, Survey Numbers 252/20, 252/7, 255/27, 252/13, 252/12, 252/14, 252/11,252/10, 252/4, Patta No 2, 102, 10, 119, 85, 147, 65, 129, 152, 141, 142, Ganguwada Village, Kedaripuram Panchayath, Kasibugga Sub Registrar, Palasa Mandal, Srikakulam District, Andhra Pradesh belongs to Mr Malla Manoj Kumar S/o Late M Nagaraju. The property is bounded by:
<table>
<tr><th colspan="5">As per Regd. Sale Deed</th></tr>
<tr><th></th><th>Doc. No 1987/2015 (200.00 sq.yd)</th><th>Doc. No 2047/2015 (283.33 sq.yd)</th><th>Doc. No 2475/2015 (248.44 sq.yd)</th><th>Doc.No 3044/2015 (100.00 sq.yd)</th></tr>
<tr><td>East</td><td>Dry Land of P Surya Narayana</td><td>Dry Land of M Manoj Kumar</td><td>Dry Land of P Papi naidu</td><td>Dry Land of P Sanakara Rao</td></tr>
<tr><td>West</td><td>Dry Land of A Appayya</td><td>RCC house of P Dhanunjaya</td><td>Dry Land of P Danunjaya and P Tirupati</td><td>Dry Land of P Morri Naidu</td></tr>
<tr><td>South</td><td>Dry Land of P Babu Rao</td><td>Dry Land of P Babu Rao</td><td>Dry Land of P Seetharam</td><td>Dry Land of G Lokanadam</td></tr>
<tr><td>North</td><td>Road</td><td>Road, Rajamagram</td><td>Dry land of M Manoj Kumar</td><td>Dry Land of M Manoj Kumar</td></tr>
</table>
<table>
<tr><th colspan="5">As per Regd. Sale Deed</th></tr>
<tr><th></th><th>Document No 3001/2015 (100 sq yd)</th><th>Document No 3470/2015 (200 sq yd)</th><th>Document No 4205/2015 (629.20 sq yd)</th><th>Document No 2649/2015 (150 sq yd)</th></tr>
<tr><td>East</td><td>Dry Land of P Rajarao</td><td>Dry Land of M Manoj Kumar</td><td>Dry Land of M Manoj Kumar</td><td>Dry Land of M Manoj Kumar</td></tr>
<tr><td>West</td><td>Dry Land of P Morri Naidu</td><td>Dry land of P Lokanadham</td><td>Dry Land of G Kodandarao</td><td>Dry Land of P Kameshu</td></tr>
<tr><td>South</td><td>Dry Land of G Lokanadham</td><td>Dry land of P Lokanadham</td><td>Dry Land of V Basemma</td><td>Dry Land of P Morrinaidu</td></tr>
<tr><td>North</td><td>Dry land of M Manoj Kumar</td><td>Dry Land of M Manoj Kumar</td><td>Dry land of P Paparao</td><td>Dry Land of P Narayana</td></tr>
</table>
<table>
<tr><th></th><th colspan="2">As per Reg. Sale deed</th></tr>
<tr><th></th><th>Document No 2648/2015 (48.38 sq yd)</th><th>Document No 2647/2015 (48.38 sq yd)</th></tr>
<tr><td>East</td><td>Dry Land of P Papinaidu</td><td>Dry Land of P Papinaidu</td></tr>
<tr><td>West</td><td>Dry land of M Manoj Kumar</td><td>Dry land of M Manoj Kumar</td></tr>
<tr><td>South</td><td>Dry Land of P Sampathi rao</td><td>Dry Land of P Morrinaidu</td></tr>
<tr><td>North</td><td>Dry land of M Manoj Kumar</td><td>Dry land of M Manoj Kumar</td></tr>
</table>
</td><td>Reserve Price: Rs.16,20,000.00 (Rupees Sixteen Lakh and Twenty Thousand Only)

EMD: Rs.1,62,000/- (Rupees One Lakh and Sixty-Two Thousand Only)

Bid Increment: Rs.17,000/- (Rupees Seventeen Thousand Only)</td><td>13-11-2026, Friday FROM 12.00 NOON TO 05.00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com</td></tr>
</table>

Description of the Immovable Properties

<table>
<tr><th>S no</th><th>Description of Immovable Properties</th><th>Reserve Price/ EMD/Bid Increment</th><th>Date and time of E auction</th></tr>
<tr><td>2.</td><td>Residential vacant land (Centre Plot) to an extent of 617.50 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa- Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar and Bounded by:
<table>
<tr><th></th><th>Document No 2899/2016 (617.50 sq. yds)</th><th>As per Physical Observation (Centre Plot)</th></tr>
<tr><td>East</td><td>Dry Land of S Sivakatyani Rao & M Paparao</td><td>Property of others</td></tr>
<tr><td>West</td><td>20 feet wide road</td><td>20 Feet Wide Road</td></tr>
<tr><td>South</td><td>Vacant site of Mr Manoj Kumar</td><td>Vacant Site of Malla Manoj Kumar</td></tr>
<tr><td>North</td><td>Vacant Site of M Pravallika</td><td>Vacant Site of Malla Pravallika</td></tr>
</table></td><td>Reserve Price: Rs.32,50,000.00 (Rupees Thirty-Two Lakh and Fifty Thousand Only)

EMD: Rs.3,25,000/- (Rupees Three Lakh and Twenty-Five Thousand Only)

Bid Increment: Rs.33,000/- (Rupees Thirty-Three Thousand Only)</td><td><u>13-11-2026, Friday 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>3.</td><td>Residential vacant land (North Side to the site w.r.t the road) to an extent of 665.00 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa- Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mrs. Malla Pravallika and Bounded by:
<table>
<tr><th></th><th>Document No 2898/2016 (665.00 sq.yds)</th><th>As per Physical Observation (North side Plot)</th></tr>
<tr><td>East</td><td>Dry Land of S Sivakatyani Rao & M Paparao</td><td>Property of others</td></tr>
<tr><td>West</td><td>20 feet wide Road</td><td>20 Feet Wide Road</td></tr>
<tr><td>South</td><td>Site of M Manoj Kumar</td><td>Vacant Site of Malla Manoj Kumar</td></tr>
<tr><td>North</td><td>Site of B. Krishnarao</td><td>Property of others</td></tr>
</table></td><td>Reserve Price: Rs.35,00,000.00 (Rupees Thirty-Five Lakh Only)

EMD: Rs.3,50,000/- (Rupees Three Lakh and Fifty Thousand Only)

Bid Increment: Rs.35,000/- (Rupees Thirty-Five Thousand Only)</td><td><u>13-11-2026, Friday 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>4.</td><td>Residential vacant land (South side to the site w.r.t the road) to an extent of 839.16 Sq yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa- Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar and Bounded by:
<table>
<tr><th></th><th>Document No 2777/2016 (839.16 Sq.Yds)</th><th>As per Physical Observation (South side Plot)</th></tr>
<tr><td>East</td><td>Dry land of K Danavendra Rao & S Sivakatyani Rao</td><td>Property of others</td></tr>
<tr><td>West</td><td>20 feet wide road</td><td>20 Feet Wide Road</td></tr>
<tr><td>South</td><td>Site of D Rajini</td><td>Property of others</td></tr>
<tr><td>North</td><td>Site of John Gollapalli</td><td>Vacant site of Malla Manoj Kumar</td></tr>
</table></td><td>Reserve Price: Rs.44,00,000.00 (Rupees Forty-Four Lakh Only)

EMD: Rs.4,40,000/- (Rupees Four Lakh and Forty Thousand Only)

Bid Increment: Rs.44,000/- (Rupees Forty-Four Thousand Only)</td><td><u>13-11-2026, Friday FROM 12.00 NOON TO 05.00 PM</u> (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com</td></tr>
</table>

List of Encumbrances: SA/455/2022 filed by the borrower in the DRT, Visakhapatnam and it is pending for disposal.
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.

For UNION BANK OF INDIA
Asset Recovery Br.,(ARB)
Authorised Officer
VISAKHAPATNAM

Place: Visakhapatnam
Date:21.10.2026

Authorized Officer
Union Bank of India

Encl: Terms of sale

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
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	M/s Shiv Shanker Traders, Prop: Mr Malla Manoj Kumar S/o Malla Nagaraju D No 15-3-103/A, Yellamma Street, Pasala, Srikakulam District, Andhra Pradesh-532222 M/s Shiv Shanker Traders C/O M/S Sri Raja Rajeswari Cashew Industries, Gaduru Village, Garudubhandra Panchayat, Vajrapukothuru Mandal, Srikakulam Dist PIN-532222 Mr Manoj Kumar, S/o Nagaraju (Proprietor) D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222 Mrs Malla Pravallika, W/o Malla Manoj (Guarantor) D No 15-3-103/A, Yellamma Street, Palasa, Srikakulam District, Andhra Pradesh-532222
2. Name and address of the Secured Creditor :	Originally sanctioned by base branch "Kasibugga" Now transferred to Asset Recovery Branch, Door No 26-15-, Union Bank Building Changalraopeta, VISAKHAPATNAM 530001, Tel No.0891-2537792/82 email: ubin0817295@unionbankofindia.bank.in

3. Description of immovable secured assets to be Sold:

Property No.1:

Residential vacant land to an extent of 2007.73 Sq yards (200.00+ 283.33+ 248.44+ 100.00+ 100.00+ 200.00+ 629.20+ 150.00+ 48.38+ 48.38) near door number 3-140, Survey Numbers 252/20, 252/7, 255/27, 252/13, 252/12, 252/14, 252/11,252/10, 252/4, Patta No 2, 102, 10, 119, 85, 147, 65, 129, 152, 141, 142, Ganguwada Village, Kedaripuram Panchayath, Kasibugga Sub Registrar, Palasa Mandal , Srikakulam District, Andhra Pradesh belongs to Mr Malla Manoj Kumar S/o Late M Nagaraju. The property is bounded by:

	As per Regd. Sale Deed			
	Document No 1987/2015 (200.00 sq.yd)	Document No 2047/2015 (283.33 sq.yd)	Document No 2475/2015 (248.44 sq.yd)	Document No 3044/2015 (100.00 sq.yd)
East	Dry Land of P Surya Narayana	Dry Land of M Manoj Kumar	Dry Land of P Papi naidu	Dry Land of P Sanakara Rao
West	Dry Land of A Appayya	RCC house of P Dhanunjaya	Dry Land of P Danunjaya and P Tirupati	Dry Land of P Morri Naidu
South	Dry Land of P Babu Rao	Dry Land of P Babu Rao	Dry Land of P Seetharam	Dry Land of G Lokanadam
North	Road	Road, Rajamagram	Dry land of M Manoj Kumar	Dry Land of M Manoj Kumar

	As per Regd. Sale Deed			
	Document No 3001/2015 (100 sq yd)	Document No 3470/2015 (200 sq yd)	Document No 4205/2015 (629.20 sq yd)	Document No 2649/2015 (150 sq yd)
East	Dry Land of P Rajarao	Dry Land of M Manoj Kumar	Dry Land of M Manoj Kumar	Dry Land of M Manoj Kumar
West	Dry Land of P Morri Naidu	Dry land of P Lokanadham	Dry Land of G Kodandarao	Dry Land of P Kameshu

South	Dry Land of G Lokanadham	Dry land of P Lokanadham	Dry Land of V Basemma	Dry Land of P Morrinaidu
North	Dry land of M Manoj Kumar	Dry Land of M Manoj Kumar	Dry land of P Paparao	Dry Land of P Narayana

	As per Regd. Sale Deed	
	Document No 2648/2015 (48.38 sq yd)	**Document No 2647/2015** (48.38 sq yd)
East	Dry Land of P Papinaidu	Dry Land of P Papinaidu
West	Dry land of M Manoj Kumar	Dry land of M Manoj Kumar
South	Dry Land of P Sampathirao	Dry Land of P Morrinaidu
North	Dry land of M Manoj Kumar	Dry land of M Manoj Kumar

Property No.2:

Residential vacant land (Centre Plot) to an extent of 617.50 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa- Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar and Bounded by:

	Document No 2899/2016 (617.50 sq. yds)	As per Physical Observation (Centre Plot)
East	Dry Land of S Sivakatyani Rao & M Paparao	Property of others
West	20 feet wide road	20 Feet Wide Road
South	Vacant site of Mr Manoj Kumar	Vacant Site of Malla Manoj Kumar
North	Vacant Site of M Pravallika	Vacant Site of Malla Pravallika

Property No.3:

Residential vacant land (North Side to the site w.r.t the road) to an extent of 665.00 Sq. yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa-Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mrs. Malla Pravallika and Bounded by:

	Document No 2898/2016 (665.00 sq.yds)	As per Physical Observation (North side Plot)
East	Dry Land of S Sivakatyani Rao & M Paparao	Property of others
West	20 feet wide Road	20 Feet Wide Road
South	Site of M Manoj Kumar	Vacant Site of Malla Manoj Kumar
North	Site of B. Krishnarao	Property of others

Property No.4:

Residential vacant land (South side to the site w.r.t the road) to an extent of 839.16 Sq yards near door number 18-2-345, Patta No.143, Sy. No's 293/5,293/6,293/7 at Udayapuram Village & Gram Panchayath, Palasa-Kasibugga Municipality, Srikakulam District, Andhra Pradesh belongs to Mr. Malla Manoj Kumar and Bounded by:

	Document No 2777/2016 (839.16 Sq.Yds)	As per Physical Observation (South side Plot)
East	Dry land of K Danavendra Rao & S Sivakatyani Rao	Property of others
West	20 feet wide road	20 Feet Wide Road
South	Site of D Rajini	Property of others
North	Site of John Gollapalli	Vacant site of Malla Manoj Kumar

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.	SA/455/2022 is pending for disposal before Honorable DRT Visakhapatnam.
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	**13-11-2026, Friday from 12.00 Noon to 05.00 pm** (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured	**Rs.2,18,46,405.00 (Rupees Two Crore Eighteen Lakh Forty six Thousand and Four Hundred Five Only)** together with

asset is to be sold:	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
9.1 Reserve price for the properties below which the immovable property may not be sold:	**Reserve Price:** **Property No.1: Rs.16,20,000.00** (Rupees Sixteen Lakh and Twenty Thousand Only) **Property No.2: Rs.32,50,000.00** (Rupees Thirty-Two Lakh and Fifty Thousand Only) **Property No.3: Rs.35,00,000.00** (Rupees Thirty-Five Lakh Only) **Property No.4: Rs.44,00,000.00** (Rupees Forty-Four Lakh Only) **Properties below which the immovable property may not be sold:** Reserve Price plus one Bid Increment
9.2 EMD Payable	10% of the Reserve Price mentioned above. **Property No.1** Rs.1,62,000/- (Rupees One Lakh and Sixty-Two Thousand Only) **Property No.2** Rs.3,25,000/- (Rupees Three Lakh and Twenty-Five Thousand Only) **Property No.3** Rs.3,50,000/- (Rupees Three Lakh and Fifty Thousand Only) **Property No.4** Rs.4,40,000/- (Rupees Four Lakh and Forty 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 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.
- 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.
12a. In case of bidding, the bid increment shall not be less than the bid increment vale, in excess of highest bid amount or the immediate 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 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 Authorized 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 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 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 subject to the outcome of SA/455/2022, filed before Honourable DRT, Visakhapatnam.

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

मुख्य प्रबंधक/Chief Manager अधिकृत अधिकारी/Authorised Officer
विशाखपट्टणम/VISAKHAPATNAM

Place: Visakhapatnam
Date:21.10.2026

Authorized Officer
Union Bank of India, Asset Recovery Branch