

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:

1. M/s. Godaavari Labs Pvt. Ltd. Address: Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswra Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
5. Mr. Vummaneni Rajesh S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao, C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And)	6. Mr. G Chandra Mouli Reddy #Flat No-401 Palace Heights, Sivaji Nagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam-PIN-530046 (And) Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011

Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	(And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam PIN-530046
7. Mr. Kamavarapu Sarath Kumar, #5-7-15/1, Flat no: 101, Srinivasa Sadan, Kukatpally, Hyderabad - 500072 (And) Mr. Kamavarapu Sarath Kumar C/o M/S Godavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN- 531011 (And) Mr. Kamavarapu Sarath Kumar (Director) DNO.5-7-15/1, Flat No.101, Srinivasa Sadan Kukatpally, Hyderabad PIN-500072	8. Mr. Vummaneni Dinesh, S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Dinesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
9. Mr. Katta Veeraiah, S/o Mr. Katta Brahmaiah #Lingarao Palem, Solasa, Guntur Dist. 522234	10. Mr. Trinadh Kurra, S/o Mr. K. Sessaiah #H.No.2-2, Telagayapalem, Garikapadu, Guntur Dist - 522112
11. Mrs. P. Bhramaramba W/o Mr. Pamidi Shiva Prasad # 7-10-25/5, Panthulu Gari Meda, ESI hospital, Old Gajuwaka, Visakhapatnam-530026 (And) Mrs. P. Bhramaramba W/o Mr. Pamidi Shiva Prasad D.No. 51-1-1, Flat No. 3402, Tower A, Lansum Oxygen Towers, Beside Rythu Bazaar, Seethammadhara, Visakhapatnam - 530013	12. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. DNo.11-191/1, Opp Pantulugarimeda, Old Gajuwaka, Visakhapatnam Andhra Pradesh- PIN-530026
13. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #D.No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh PIN-522212	14. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212.
15. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd., Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013	16. Mrs. Kurra Sujatha (GPA Holder) W/O Ravindra Babu, Marripalem, Unnava, Guntur, AP PIN-522233

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, Mid Corporate Branch, Visakhapatnam, AP, the Secured Creditor, caused a demand notice dated 09.07.2024 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 the Constructive Possession of the Properties under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 24.10.2024 for property with S.No.1 and on 29.10.2024 for properties with S.No's 2,3 and 4.
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 **28-10-2026, Wednesday 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:

SI No	Description of the Immovable Properties	Reserve Price						
1.	Item-1 Equitable Mortgage of Land and Building located at Plot No.22 admeasuring 30,610.27 Sq.mts., situated at APSEZ-De-notified Area, covered by Sy.No's.35P,36P,37P,40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by M/s Godaavari Labs Pvt Ltd.(Registered Agreement for Sale of Land between APIIC Ltd and M/s Godaavari Labs Pvt Ltd with No 4628/2014 dt 18.09.2014 at JSRO Yalamanchili, Achuthapuram Mandal, Anakapalli Dist.) As per the Document Property bounded by: East : Plot No 22H and 22A; South : 30 Mtrs Wide Road West : 30 Mtr Wide Road; North : 3.66 Mtr Path Way, 30.00 Mtr wide Green Belt & 15.00 Mtr wide Peripheral Road. Item-2 Hypothecation of Plant & Machinery, Fire Fighting equipment, ETP and Other Fixed Assets of the company located at S.Nos.35P, 36P, 37P, 40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by Godaavari Labs Pvt Ltd (List of Plant and Machinery is attached as Annexure-I) Note: Primary Security is financed as Pari Passu Charge between HDFC Bank and Union Bank of India under Multiple Banking Arrangement.	Reserve Price: Rs.1,18,50,00,000/- (Rupees One Hundred Eighteen Crore and Fifty Lakh Only)						
2.	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru Panchayat & Mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao. Property bounded by Item No -1 (630 Sq.Yds) <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr><tr><td>South</td><td>24 Ft Road</td></tr></table>	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only)
Direction	As per the Documents							
East	Property of Velpuri Venkateshwarulu							
South	24 Ft Road							

SI No	Description of the Immovable Properties		Reserve Price										
	<table><tr><td>West</td><td>Property of Kandimalla Asha Latha</td></tr><tr><td>North</td><td>18 Ft Road</td></tr></table>	West	Property of Kandimalla Asha Latha	North	18 Ft Road								
West	Property of Kandimalla Asha Latha												
North	18 Ft Road												
	Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with gowdown Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As Per the Documents</th></tr><tr><td>East</td><td>Property of E.Vasudeva Rao</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of V.SambaSiva Rao</td></tr><tr><td>North</td><td>Property of Koteswara Rao</td></tr></table>		Direction	As Per the Documents	East	Property of E.Vasudeva Rao	South	24 Ft Road	West	Property of V.SambaSiva Rao	North	Property of Koteswara Rao	
Direction	As Per the Documents												
East	Property of E.Vasudeva Rao												
South	24 Ft Road												
West	Property of V.SambaSiva Rao												
North	Property of Koteswara Rao												
3.	(Un Registered Will deed dated 27-09-2020, Lingayapalem village, Thullur mandalam, Guntur Dist Link Documents: Registered Sale Deed No.2772/2006 dated 24.03.2007 and Registered Exchange Deed No.634/2007 dated 23.03.2007) All that piece and parcel of Residential land & Building (G+2 Floors) with Door No. 7-154 on land measuring 0.975 Acres or 4,718.99 Sq yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents in Sy No.113/3, Ac 6.67 cents in Sy No.113/4, Ac 0.57 Cents in Sy No.113/5, Ac 6.00 in Sy No.113/8 and Ac 3.06 Cents in Sy No.107 of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg,1 Guntur Dist owned by Mr. Vummaneni Rajesh & Mr. Vummaneni Dinesh S/o Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/S Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vummineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vummineni Siva Nageswara Rao</td></tr></table>		Direction	As per the Documents	East	Government Donka	South	Land of M/S Srikar Cotton Spinning Mills	West	Land of Vummineni Abbaiah	North	Land of Vummineni Siva Nageswara Rao	Reserve Price: Rs.5,27,00,00 0/- (Rupees Five Crore and Twenty-Seven Lakh Only)
Direction	As per the Documents												
East	Government Donka												
South	Land of M/S Srikar Cotton Spinning Mills												
West	Land of Vummineni Abbaiah												
North	Land of Vummineni Siva Nageswara Rao												
4.	(Original Registered Deed under Doc. No. 636/2007 dated 24-03-2007, Lingayapalem village, Thulluru mandalam, Guntur Dist.) All that piece and parcel of Residential land & Building (G+2 Floors) on land measuring 0.75 Acres or 3629.99 Sq. Yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents on S. No. 113/3, Ac 6.67 Cents in SNO. 113/4, AC 0.57 Cents in Sy No. 113/5, Ac 6.00 in Sy No. 113/8, Ac 3.06 cents in Sy No.107, of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg, Guntur Dist. owned by Mr. V. Siva Nageswara Rao. Property bounded by <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Government Donka</td></tr><tr><td>South</td><td>Land of M/s Srikar Cotton Spinning Mills</td></tr><tr><td>West</td><td>Land of Vummineni Abbaiah</td></tr><tr><td>North</td><td>Land of Vummineni Siva Nageswara Rao</td></tr></table>		Direction	As per the Documents	East	Government Donka	South	Land of M/s Srikar Cotton Spinning Mills	West	Land of Vummineni Abbaiah	North	Land of Vummineni Siva Nageswara Rao	Reserve Price: Rs.4,22,00,00 0/- (Rupees Four Crore and Twenty-Two Lakh Only)
Direction	As per the Documents												
East	Government Donka												
South	Land of M/s Srikar Cotton Spinning Mills												
West	Land of Vummineni Abbaiah												
North	Land of Vummineni Siva Nageswara Rao												

4. For detailed Terms and Conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction/property/view_auction-property.aspx and the same is also enclosed herewith.

Place: Visakhapatnam
Date: 05.10.2026

Encl: Sale Notice

Yours Faithfully,

Authorized Officer
Union Bank of India,



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 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)/Co-Obligant (s)/Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Union Bank of India. The Constructive Possession of the Property in Sl. No.1&2 and Physical Possession of the Properties in Sl. No's.3&4 of which taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on **28.10.2026** 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 Rs. **98,06,76,706.00** (Rupees Ninety Eight Crore Six Lakh Seventy Six Thousand and Seven Hundred Six Only) and dues with HDFC Bank (Pari Passu Charge Holder) Rs.**40,58,03,460.90** (Rupees Forty Crore Fifty Eight Lakh Three Thousand Four Hundred Sixty and Paise Ninety Only) together with contractual rate of interest as stated above as of **31.08.2026** plus further interest, costs and charges due to the Union Bank of India & HDFC Bank from Borrower/Guarantors:

1. M/s. Godaavari Labs Pvt. Ltd. Address: Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswra Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswra Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
5. Mr. Vummaneni Rajesh S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013	6. Mr. G Chandra Mouli Reddy #Flat No-401 Palace Heights, Sivaji Nagar, Kurmannapalem,

(And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao, C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswra Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	Near NH-5 Toll gate, Vadlapudi, Visakhapatnam- PIN-530046 (And) Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P &42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam PIN-530046
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13. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #D.No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh PIN-522212	14. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212.
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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

Sl No	Description of the Immovable Properties	Reserve Price/EMD/ Bid Increment	Date and time of E auction										
1.	Item-1 Equitable Mortgage of Land and Building located at Plot No.22 admeasuring 30,610.27 Sq.mts., situated at APSEZ-De-notified Area, covered by Sy.No's.35P,36P,37P,40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by M/s Godaavari Labs Pvt Ltd.(Registered Agreement for Sale of Land between APIIC Ltd and M/s Godaavari Labs Pvt Ltd with No 4628/2014 dt 18.09.2014 at JSRO Yalamanchili, Achuthapuram Mandal, Anakapalli Dist.) As per the Document Property bounded by: East : Plot No 22H and 22A; South : 30 Mtrs Wide Road West : 30 Mtr Wide Road; North : 3.66 Mtr Path Way, 30.00 Mtr wide Green Belt & 15.00 Mtr wide Peripheral Road. Item-2 Hypothecation of Plant & Machinery, Fire Fighting equipment, ETP and Other Fixed Assets of the company located at S.Nos.35P, 36P, 37P, 40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by Godaavari Labs Pvt Ltd (List of Plant and Machinery is attached as Annexure-I) Note: Primary Security is financed as Pari Passu Charge between HDFC Bank and Union Bank of India under Multiple Banking Arrangement.	Reserve Price: Rs.1,18,50,00,000/- (Rupees One Hundred and Eighteen Crore and Fifty Lakh Only) EMD Amount Rs.11,85,00,000/- (Rupees Eleven Crore and Eighty-Five Lakh Only) Bid Increment Rs.1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)	28-10-2026, Wednesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com										
2	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao.Property bounded by Item No - 1 (630 Sq.Yds) <table><tr><th>Direction</th><th>As per the Documents</th></tr><tr><td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr><tr><td>South</td><td>24 Ft Road</td></tr><tr><td>West</td><td>Property of Kandimalla Asha Latha</td></tr><tr><td>North</td><td>18 Ft Road</td></tr></table> Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with gowdown Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs.	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	West	Property of Kandimalla Asha Latha	North	18 Ft Road	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only) EMD Amount Rs.6,65,000/- (Rupees Six Lakh and Sixty-Five Thousand Only) Bid Increment Rs.67,000/- (Rupees Sixty-Seven Thousand Only)	28-10-2026, Wednesday from 12:00 NOON to 05:00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
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Direction	As per the Documents												
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- There are no encumbrances known to the Bank on the property.
- The borrower filed a Securitization Application (SA) in the Honourable Debts Recovery Tribunal (DRT), Visakhapatnam vide SA/798/2025 and are pending for disposal and also borrower filed Writ Petitions at High Court of Andhra Pradesh vide WP/20539/2026 & WP/28850/2026 and these are 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

Place: Visakhapatnam
Date: 05.10.2026

Authorized Officer
Union Bank of India, Asset Recovery Branch

Encl: (1) Terms of Sale
(2) (Annexure-I) List of Plant and Machinery (Scheduled Property 1, Item No.2)

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower and Guarantors	1. M/s. Godaavari Labs Pvt. Ltd. <u>Address:</u> Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011	2. M/s. Godaavari Labs Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao <u>Address:</u> # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013
	3. Mr. Vummaneni Siva Nageswara Rao S/o. Mr. Vummaneni Abbaiah # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah Managing Director, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Siva Nageswara Rao, S/O Vummaneni Abbaiah DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003	4. Mrs. Vummaneni Lalitha Kumari W/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswara Rao, Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mrs. Vummaneni Lalitha Kumari W/O Mr. Vummaneni Siva Nageswara Rao, DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
	5. Mr. Vummaneni Rajesh S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswara Rao, C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Vummaneni Rajesh S/O Mr. Vummaneni Siva Nageswara Rao DNO. 10-52-12/34, Plot 5B, Facors	6. Mr. G Chandra Mouli Reddy #Flat No-401 Palace Heights, Sivaji Nagar, Kurmannapalem, Near NH-5 Toll gate, Vadlapudi, Visakhapatnam-PIN-530046 (And) Mr. G Chandra Mouli Reddy C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. G Chandra Mouli Reddy Flat No.401, Palace Heights Sivajinagar, Kurmannapalem, Near NH-5 Toll gate,



	layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003 7. Mr. Kamavarapu Sarath Kumar, #5-7-15/1, Flat no: 101, Srinivasa Sadan, Kukatpally, Hyderabad - 500072 (And) Mr. Kamavarapu Sarath Kumar C/o M/S Godaavari Labs Pvt Limited Plot No. 22 in Survey Nos: 35P, 36P, 37P, 40P & 42P of APIIC-De-Notified Area, APSEZ, Lalamkoduru(V), Rambilli, Atchutapuram, Visakhapatnam PIN-531011 (And) Mr. Kamavarapu Sarath Kumar (Director) DNO.5-7-15/1, Flat No.101, Srinivasa Sadan, Kukatpally, Hyderabad PIN-500072	Vadlapudi, Visakhapatnam PIN- 530046 8. Mr. Vummaneni Dinesh, S/o Mr. Vummaneni Siva Nageswara Rao # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013 (And) Mr. Vummaneni Dinesh S/O Mr. Vummaneni Siva Nageswara Rao DNO. 10-52-12/34, Plot 5B, Facors layout, Near Latha Hospital, Waltair Uplands Visakhapatnam PIN-530003
	9. Mr. Katta Veeraiah, S/o Mr. Katta Brahmaiah #Lingarao Palem, Solasa, Guntur Dist. 522234 11. Mrs. P. Bhramaramba W/o Mr. Pamidi Shiva Prasad # 7-10-25/5, Panthulu Gari Meda, ESI hospital, Old Gajuwaka, Visakhapatnam-530026 (And) Mrs. P. Bhramaramba W/o Mr.Pamidi Shiva Prasad D.No. 51-1-1, Flat No. 3402, Tower A, Lansum Oxygen Towers, Beside Rythu Bazaar, Seethammadhara, Visakhapatnam - 530013 13. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #D.No. 7-153, Tenali Road, Chebrolu Village, Guntur, Andhra Pradesh PIN-522212 15. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. Represented by its Managing Director Mr. Vummaneni Siva Nageswara Rao Address: # Vummaneni Sadan, 50-28-16/1, T P T Colony, Seethammadhara, Visakhapatnam - 530013	10. Mr. Trinadh Kurra, S/o Mr. K. Sessaiah #H.No.2-2, Telagayapalem, Garikapadu, Guntur Dist. - 522112 12. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. DNo.11-191/1, Opp Pantulugarimeda, Old Gajuwaka, Visakhapatnam Andhra Pradesh- PIN-530026 14. M/s. Sri Lakshmi Godavari Spinning Mills Pvt. Ltd. #S. No. 113, Chebrolu, Chebrolu Mandal, Guntur District, Andhra Pradesh -522212 16. Mrs. Kurra Sujatha(GPA Holder) W/O Ravindra Babu, Marripalem, Unnava, Guntur, AP PIN-522233
2. Name and address of the Secured Creditor	Loan Base Branch: Mid Corporate Branch, Visakhapatnam. Now, the Account is at Union Bank of India, Asset Recovery Branch, Door No. 26-15-150, Union Bank Building, Changalraopeta, Visakhapatnam 530 001.	



3. Description of immovable secured assets to be Sold:

Sl. No.	Description of Property																				
Property 1	Item-1 Equitable Mortgage of Land and Building located at Plot No.22 admeasuring 30,610.27 Sq.mts., situated at APSEZ-De-notified Area, covered by Sy.No's.35P,36P,37P,40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by M/s Godaavari Labs Pvt Ltd.(Registered Agreement for Sale of Land between APIIC Ltd and M/s Godaavari Labs Pvt Ltd with No 4628/2014 dt 18.09.2014 at JSRO Yalamanchili, Achuthapuram Mandal, Anakapalli Dist.) As per the Document Property bounded by: East : Plot No 22H and 22A; South : 30 Mtrs Wide Road West : 30 Mtr Wide Road; North : 3.66 Mtr Path Way, 30.00 Mtr wide Green Belt & 15.00 Mtr wide Peripheral Road. Item-2 Hypothecation of Plant & Machinery, Fire Fighting equipment, ETP and Other Fixed Assets of the company located at Sy.No's.35P, 36P, 37P, 40P & 42P of Lalam Koduru village, APIIC-IALA-Atchuthapuram, Rambilli Mandal, Visakhapatnam owned by Godaavari Labs Pvt Ltd (List of Plant and Machinery is attached as Annexure-I) Note: Primary Security is financed as Pari Passu Charge between HDFC Bank and Union Bank of India under Multiple Banking Arrangement.																				
Property 2	(Original Registered Deed under Doc. No. 1255/2003 dated 23-06-2003, Vatticherukuru village and panchayat Chebrolu SRO Guntur Dist.) All that piece and parcel of Commercial land & Building site measuring total extent of 709.00 Sq.Yds (630.00+79.00), together with godown bearing Door No.9-80/3, Assessment No.856, Electricity Service Connection No.9111351001139, Covered under SNo.127/C ,Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageswara Rao.Property bounded by Item No -1 (630 Sq.Yds) <table border="1"> <thead> <tr> <th>Direction</th><th>As per the Documents</th></tr> </thead> <tbody> <tr> <td>East</td><td>Property of Velpuri Venkateshwarulu</td></tr> <tr> <td>South</td><td>24 Ft Road</td></tr> <tr> <td>West</td><td>Property of Kandimalla Asha Latha</td></tr> <tr> <td>North</td><td>18 Ft Road</td></tr> </tbody> </table> Item No - 2 (79 Sq.Yds) All that land of an extent of 79 Sq yds or 66.05 Sq Mts. Together with godown Covered under SNo.127/C, Vatticherukuru Village, Vatticherukuru panchayat & mandal, Chebrolu SRO, Guntur district owned by Mrs. Vummaneni Lalitha Kumari W/o Mr. V. Siva Nageshwara Rao.Property bounded by <table border="1"> <thead> <tr> <th>Direction</th><th>As Per the Documents</th></tr> </thead> <tbody> <tr> <td>East</td><td>Property of E.Vasudeva Rao</td></tr> <tr> <td>South</td><td>24 Ft Road</td></tr> <tr> <td>West</td><td>Property of V.SambaSiva Rao</td></tr> <tr> <td>North</td><td>Property of Koteshwara Rao</td></tr> </tbody> </table>	Direction	As per the Documents	East	Property of Velpuri Venkateshwarulu	South	24 Ft Road	West	Property of Kandimalla Asha Latha	North	18 Ft Road	Direction	As Per the Documents	East	Property of E.Vasudeva Rao	South	24 Ft Road	West	Property of V.SambaSiva Rao	North	Property of Koteshwara Rao
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		South	Land of M/S Srikar Cotton Spinning Mills	
		West	Land of Vemmineni Abbaiah	
		North	Land of Vemmineni Siva Nageswara Rao	
Property 4	(Original Registered Deed under Doc. No. 636/2007 dated 24-03-2007, Lingayapalem village, Thulluru mandalam, Guntur Dist.) All that piece and parcel of Residential land & Building (G+2 Floors) on land measuring 0.75 Acres or 3629.99 Sq Yds out of Ac 18.89 Cents comprises of Ac 2.59 Cents on S. No. 113/3, Ac 6.67 Cents in SNO. 113/4, AC 0.57 Cents in Sy No. 113/5, Ac 6.00 in Sy No. 113/8, Ac 3.06 cents in Sy No.107, of Chebrolu Village & panchayat, Chebrolu Mandal, Chebrolu Sub-Reg, Guntur Dist owned by Mr. V. Siva Nageswara Rao. Property bounded by			
		Direction	As per the Documents	
		East	Government Donka	
		South	Land of M/S Srikar Cotton Spinning Mills	
		West	Land of Vemmineni Abbaiah	
		North	Land of Vemmineni Siva Nageswara Rao	
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/798/2025 and are pending for disposal and the borrower filed Writ Petitions at High Court of Andhra Pradesh vide WP/20539/2026 & WP/28850/2026 and these are pending for disposal.			
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. 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	28.10.2026, Wednesday 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 asset is to be sold:	Total Dues as of 31.08.2026: Dues with Union Bank of India Rs. 98,06,76,706.00 (Rupees Ninety Eight Crore Six Lakh Seventy Six Thousand and Seven Hundred Six Only) and dues with HDFC Bank (Pari Passu Charge Holder) Rs.40,58,03,460.90 (Rupees Forty Crore Fifty Eight Lakh Three Thousand Four Hundred Sixty and Paise Ninety Only) together with contractual rate of interest as on <u>31.08.2026</u> plus further interest, costs and charges due to the Union Bank of India from Borrower/Guarantors			
9.1. Reserve price for the property / Properties below which the property will not be sold:	Property 1	Reserve Price: Rs.1,18,50,00,000/- (Rupees One Hundred and Eighteen Crore and Fifty Lakh Only) Properties below which the property will not be sold: Reserve Price +One Bid Increment		
	Property 2	Reserve Price: Rs.66,50,000/- (Rupees Sixty-Six Lakh and Fifty Thousand Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment		
	Property 3	Reserve Price: Rs.5,27,00,000/- (Rupees Five Crore and Twenty-Seven Lakh Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment		
	Property 4	Reserve Price:		



		Rs.4,22,00,000/- (Rupees Four Crore and Twenty-Two Lakh Only)/ Properties below which the property will not be sold: Reserve Price +One Bid Increment
9.2. EMD Payable	10% of the Reserve Price mentioned above.	
	Property 1	EMD Amount Rs.11,85,00,000/- (Rupees Eleven Crore and Eighty-Five Lakh Only)
	Property 2	EMD Amount Rs.6,65,000/- (Rupees Six Lakh and Sixty-Five Thousand Only)
	Property 3	EMD Amount Rs.52,70,000/- (Rupees Fifty-Two Lakh and Seventy Thousand Only)
	Property 4	EMD Amount Rs.42,20,000/- (Rupees Forty-Two Lakh and Twenty 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.
- 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 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.

12. (a) In case of bidding, the bid increment shall not be less than 1% of RP in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of 1% of RP as mentioned below:

Property S.No	Bid Increment Amount
1	Rs.1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)
2	Rs.67,000.00 (Rupees Sixty-Seven Thousand only)
3	Rs.5,27,000.00 (Rupees Five Lakh Twenty-Seven Thousand only)
4	Rs.4,22,000.00 (Rupees Four Lakh Twenty-Two Thousand 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.

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 Authorised 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 borrower filed Writ Petitions at Honourable High Court of Andhra Pradesh vide WP/20539/2026 & WP/28850/2026 and also filed SA No.798/2025 before Honourable Debt Recovery Tribunal, Visakhapatnam. The sale of the Property(ies) is/ are subject to outcome of the above mentioned WP's and SA.
30. The schedule property should be used for the purpose of establishing Bulk Drugs, & Intermediates, Chemicals manufacturing unit. Any proposal for change in line of activity shall be through prior written approval from APIIC. Please refer APIIC website for any further information.

Place : Visakhapatnam

Date : 05.10.2026

For UNION BANK OF INDIA
एसेट रिकवरी ब्रांच, (एनएचटी) / Asset Recovery Br., (ARB)
मुख्य प्रबंधक/Authorized Officer
विशाखपट्टणम्/VISAKHAPATNAM
AUTHORISED OFFICER



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

M/s Godavari Labs Private Limited Plot No.22, Lalam Koduru Viallge, APSEZ, Rambilli (M) Anakapalli District A.P. Anakapalli District A.P.				
S.No	Description of Items	Name of Manufacturer/ Supplier	YOM	Residual Life of the Machine (Yrs.)
1	Rudolph Digital Polarimeter	Agaram Industries	2021	10
2	E2 Class Weight Box	Metsar Technologies	2021	10
3	KF TITRATOR	Lab India Analytical Instruments Pvt Ltd.	2021	10
4	Analytical Balance	Smart Lab Tech Pvt Ltd	2021	10
5	UV Cabinet	Coastal enterprises	2021	10
6	Bench Top pH Meter, EC/TDS Meter	Metsar Technologies	2021	10
7	Hot Air Oven, Vacuum Oven, Muffle	Metsar Technologies	2021	10
8	HPLC & GC	Spinco systems	2021	10
9	Instruments	Toshvin	2021	10
10	Milliq water	Bharath science apparatus	2021	10
11	refrigerator	inkarp instuments	2021	10
12	hot plate & TLC Developer	Metsar Technologies	2021	10
13	Sonicator	Metsar Technologies	2021	10
14	Potentiometric Titrator	Metrohm India Private Limited	2021	10
15	Melting point System	Mettler 1oledo India pvt ltd	2021	10
16	columns	Advanced technologies	2021	10
17	columns	Sunray labneeds	2021	10
18	pH buffer standards	Metsar Technologies	2021	10
19	USP Reference standards	Ultra international	2021	10

M/s Godavari Labs Private Limited Plot No.22, Lalam Koduru Viallge, APSEZ, Rambilli (M) Anakapalli District A.P. Anakapalli District A.P.				
20	Safety items	Alphaa industrial corporation	2021	10
21	SHIMADZU HPLC & GCHS SYSTEMS	Sitex global	2022	11
22	Safety items	Universal industrial equipments Alpha industrial corporation	2022	11
23	columns	Tyndal Labs Private Limited	2022	11
24	Data printer & Accessories	Smart lab tech pvt ltd	2022	11
25	columns	Advanced Chromatography technologies	2022	11
26	pH buffer standards	Metsar Technologies	2022	11
27	Syringes	Spinco systems	2022	11
28	Digital Flowmeter	Apex chromatography	2022	11
29	milli q water filters	Bharath science apparatus	2022	11
30	Syringes	Spincotech Systems LLP	2022	11
31	DRY BOX	sri sai services	2022	11
32	columns	Advances chromatography	2022	11
33	columns	sri scientific products	2022	11
34	PDA & RID Detector	Spincotech Systems LLP	2022	11
35	COLUMNS	First Source Laboratory Solutions LLP	2022	11
36	columns	First Source Laboratory Solutions LLP	2022	11
37	columns	First Source Laboratory Solutions LLP	2021	10
38	Ups 30kva	atandra energy Pvt ltd/VIJAY ENTERPRISE S	2021	10
39	Kyocera Printer	Sri Venkateswara enterprises	2021	10

40	Pharmacy Refrigerator, Model-MPR-360	Inkarp Instruments	2021	10
41	Innova Ice Maker	Inkarp Instruments	2021	10
42	Diaphragm Vacuum Pump	Aditya Scientific Equipment	2021	10
43	Rotary Evaporator, Model RE2A	Aditya Scientific Equipment	2022	11
44	Overhead Stirrer, Model AS-100	Aditya Scientific Equipment	2021	10
45	Vacuum Oven, Model, V-65	Aditya Scientific Equipment	2021	10
46	Hot Air Oven	Metsar Technologies	2021	10
47	Weigh Balance	Metsar Technologies	2021	10
48	pH Meter	Polmon Instruments Pvt Ltd	2021	10
49	Fire Extinguishers	Global Fire Safet & Services	2021	10
50	2 Ltr lab. Autoclaves	Amar Equipments Pvt Ltd	2021	10
51	Heating Oil/Water Bath (Digital Model)	Vision Scientific Equipments	2021	10
52	Overhead Stirrer	Vision Scientific Equipments	2021	10
53	F1 Glass Individual weight	Metsar Technologies	2021	10
54	Gas Regulators	Sunray Labneeds	2021	10
55	Glass jacketed reactor	Murthy Labs Glass Work Pvt Ltd	2021	10
56	Heating oil & water baths	vision scientific equipments	2021	10
57	Huber Uni stat 405-Air cooled	Huber Process control systems india pvt ltd	2022	11
58	Vaccum oven	Vision Scientific Equipment's	2022	11
59	750ml Lab autoclaves in material of construction hastelloy c276	Amar equipments pvt ltd	2022	11
60	All Glass Jacketed Vessel Table Top Lab Model (1 Ltr Cap..)	Sai Glass Works	2021	10
61	Jacketed Glass Reactor (500ml)	Murthy Labs Glass Work Pvt Ltd	2021	10

62	Safety items	Blue Fence Systems Pvt Ltd	2021	10
63	ice maker	VMR SCIENTIFIC	2022	11
64	Vaccum pump	TOSHNIWAL	2022	11
65	Water baths	Vision scientific equipments	2022	11
66	Valves, Pipes and Fittings	Ventec Valves & Fittings	2022	11
67	Universal Cables Copper and aluminium armoured cables and flexibles	Bhavani Power Controls	2021	10
68	SS Equipments, Agilators, Notchus, Storage Tanks, Heat Exchangers	S2 Engineering Services	2022	11
69	Furniture for QC & ARD Asper Annexure-2	Verdant Scientech India Pvt Ltd.	2021	10
70	Ro EDI, WFI Uint PW	Spaceage aquatechs	2021	10
71	Lampak-25	Lakshmi enterprises	2022	11
72	Dual utility graphite heat exchnagers	OXYFLEX PROCESS SYSTEMS PVT LTD	2022	11
73	Digital thickness meter	PRAS TECHNOLOGI ES	2021	10
74	spark testor	Osho coatings pvt ltd	2021	10
75	Reactor (Hastelloy-c22) & Hot water systems	S2 Engineering Services	2022	11
76	Standard glass reactor	Standard Glass Lining technology pvt ltd	2022	11
77	Dry multistage claw vaccum dump dps300 Corrosive	Stanpumps engineering industries	2023	12
78	Water & Braine chiller package	Voltas Limited	2022	11
79	Instrument items	Nunes instruments	2021	10
80	Mitsubishi cassette & Ac's	Itech	2022	11
81	supply of HVAC Equipment's - Pipe and Ducts	Hemair systems india limited	2022	11
82	supply of panels Electrical and HVAC Equipment's	Hemair systems india limited	2023	12

83	supply of HVAC Equipments AHUS Fans with FLP Motors	air gates private limited	2022	11
84	supply of panels equipments	airtech innovation private limited	2022	11
85	Flanges & Pipes	Ventec Valves & Fittings	2021	10
86	Centrifuge	Shiv Shakti process equipment pvt ltd	2022	11
87	Counter floe non clogging wooden fill,FRP Cooling towers	Sitex Global	2022	11
88	SS304 Reactor platform structure	SSG INDUSTRIES	2022	11
89	ABB Make ACS560 VFDs	Logix Industrial Automation Solutions	2022	11
90	SS Pipes,Flanges & Fittings	Sitex Global	2022	11
91	MS FLANGES	Ventec Valves & Fittings	2022	11
92	GEAR,ACB,MCC B,MCB	SS ENTERPRISE S	2022	11
93	GEAR,ACB,MCC B,MCB	SS ENTERPRISE S	2022	11
94	Sudheer electricals	Sitex Global	2022	11
95	MCC Panel	Aaradya Electrical projects	2022	11
96	Filing cabinets and racks	Eastwood Furniture	2022	11
97	Electric materials	gayatri electricals	2022	11
98	MS PIPES,C Class	Bharath Tubes Corporation	2022	11
99	MS Flanges,ss valves,cs valves	Ventec Valves & Fittings	2022	11
100	seemless steel tubes	Bharath Tubes Corporation	2022	11
101	scrubbers	ishaan poly plast	2022	11
102	Vibro sifter	Pharma basix	2022	11
103	Steam engineering products	Thermax Limited	2022	11
104	Weighning machine	Essae teraoka pvt ltd	2022	11
105	weigh bridge	essae digitronix pvt ltd	2022	11

106	ups systems and batteries	silicon power syatems	2022	11
107	HDPE Tanks	keshav industrial products	2023	12
108	stability chamber	Thermolab scientific equipments	2022	11
109	stabilizer	Sai power mac technologies	2022	11
110	PCB monetering equipment	Envex solutions	2022	11
111	DTM'S and Transmeters	Sitex Global	2022	11
112	Fire equipment	Kothari fire safety equipment	2023	12
113	Pump sets	Pump engineering enterprises	2023	12
114	Nitrogen Plant	Noxair engineering pvt ltd	2023	12
115	Process Pumps	Sitex Global	2023	12
116	MS pipes,c class	Bharath Tubes Corporation	2021	10
117	Addressable fire alaram system	ESSA TECH SERVICES	2022	11
118	IFB AC's	Ronanki Refrigeration	2022	11
119	Electric materials	gayatri electricals	2022	11
120	LT Fire Fighting MCC panel	Aaradya Electrical projects	2022	11
121	SS 304 DTM Box With stand and SS304 Staitcase with hand railing	SSG INDUSTRIES	2022	11
122	Earth Monitoring system	Arka Instruments corporation	2022	11
123	Single Fluid System	Polmon Vesnfer Private Limited	2022	11
124	Vertical storage system for pallets	Josts Engineering Company Limited	2023	12
125	electrical bulks	Sitex Global	2022	11
126	HDPE Pipes	Sree agayatri enterprises	2022	11
127	Dust controller	S2 Engineering Industry pvt ltd	2022	11
128	HDPE PIPES	sree gayathri enterprises	2022	11



