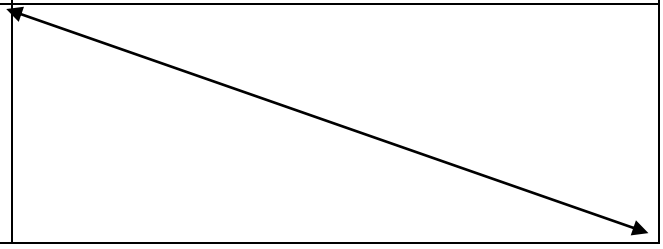
□□□□□ □□□□□ □□□□ **Asset Recovery Branch**
Door No 26-15-150 Union Bank Building Changalraopeta
□□□□□□□□□□□ **VISAKHAPATNAM 530001**
Telephone No.0891-2537792/82 □ □□□ **email: ubin0817295@unionbankofindia.bank.in**

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) and Guarantor(s) that the below described immovable properties mortgaged/charged to Union Bank of India, the **Constructive** possession of which has been taken by the Authorised Officer of Union Bank Of India (Secured Creditor), will be sold on **13.11.2026** "As is where is", "As is what is", and "Whatever there is" basis for recovery of **Rs.41,63,237.00 (Rupees Forty One Lakh Sixty Three Thousand and Two Hundred Thirty Seven 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 from Borrower/Guarantor:

Borrower: M/s. Sri Karthikeya Industries Sy No.467, Patha Mallam Peta Village Opp Sri Sai Baba Temple, Golugunda Mandal, Anakapalle, Andhra Pradesh-531084	**Partner:** Mr. Guturu Srinivasa Rao S/O Guturu Kanabbai, H No. 13-84, Tana Street, Payakaraopeta Mandal, Visakhapatnam Andhra Pradesh-531126
Partner: Mr. Guturu Varun Kanna S/O Mr. Guturu Srinivasa Rao H No. 13-84, Tana Street, Payakaraopeta Mandal, Visakhapatnam Andhra Pradesh-531126	**Partner:** Mrs. Guturu Sunitha Devi W/O Guturu Srinivasa Rao, H No. 13-84, Tana Street, Payakaraopeta Mandal, Visakhapatnam Andhra Pradesh-531126
Partner: Mrs Guturu Niharika W/O Balla Uday Bhaskar, Flat No.1501, Tower-19, Prajay Megapolls, 9th Phase, KPHB Colony, Venkataramana Colony, Kukatpally, KV Ranga Reddy, Telangana-500085	**Guarantor:** Mr. Guturu Srinivasa Rao S/O Guturu Kanabbai, H No. 13-84, Tana Street, Payakaraopeta Mandal, Visakhapatnam Andhra Pradesh-531126
Guarantor: Mr. Guturu Varun Kanna S/O Mr. Guturu Srinivasa Rao H No. 13-84, Tana Street, Payakaraopeta Mandal,Visakhapatnam Andhra Pradesh-531126	**Guarantor:** Mrs. Guturu Sunitha Devi W/O Guturu Srinivasa Rao, H No. 13-84, Tana Street, Payakaraopeta Mandal,Visakhapatnam Andhra Pradesh-531126
Guarantor: Mrs Guturu Niharika W/O Balla Uday Bhaskar, Flat No.1501, Tower-19, Prajay Megapolls, 9th Phase, KPHB Colony, Venkataramana Colony, Kukatpally, KV Ranga Reddy, Telangana-500085	

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 PROPERTY AND RESERVE PRICE

<table>
<tr><th>Details of Security</th><th>Reserve Price/EMD/Bid Increment</th><th>Date and time of E auction</th></tr>
<tr>
<td>Visakhapatnam District, Nakkapalli registration Sub Division Payakaraopeta Mandal, Aratlakota Village & Gram Pabnchayat S No.101-2B (Formerly S No.101-2) Zeroyithi Non Agriculture category Dry land with an extent of Ac 3.50 cents as per document and Ac 3.06 cents or 1.236 hectors or 14810.4 sq yards as per land conversion proceedings along with a ground floor RCC house with plinth area 900.0 Sft there in bearing DNo.1-183 in assessment No.813 of Aratlakota Gram Panchayat, Electricity Connection bearing SC No.1133456513000928 belongs to Mr. Guturu Varun Kanna and bounded by:
<table>
<tr><th>Direction</th><th>Boundaries</th></tr>
<tr><td>East</td><td>Land of Guturu Mehar Prakash</td></tr>
<tr><td>South</td><td>Land of Jagatha Tatabbayi</td></tr>
<tr><td>West</td><td>Land of Pyla Nookalamma</td></tr>
<tr><td>North</td><td>Remaining extent of Gututru varun Kanna after that own formation road and beyond that irrigation channel called Bhoomi Kaluva</td></tr>
</table>
</td>
<td>Reserve Price:
Rs.2,46,00,000/-
(Rupees Two Crore and Forty-Six Lakh Only)
EMD Amount
Rs. 24,60,000/-
(Rupees Twenty-Four Lakh and Sixty Thousand Only)
Bid Increment
Rs. 2,46,000/-
(Rupees Two Lakh and Forty-Six 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>

There are no encumbrances known to the Bank on the property. SA/154/2024 is pending at DRT Visakhapatnam for disposal.

- Online E-Auction will be held through web portal/website https://baanknet.com
- For Registration and Login and Bidding Rules and Terms and Conditions of Sale visit https://baanknet.com (Buyer Registration – link provided in the home page of the website)
- Terms and Conditions of E-auction sale are available in bank's website www.unionbankofindia.co.in,For detailed terms and conditions of the sale, please visit the link provided in
- https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx and
- www.unionbankofindia.co.in

Place: Visakhapatnam
Date: 28.09.2026

Authorized Officer
Union Bank of India,
Asset Recovery Branch, Visakhapatnam
Phone: 93245 17291

Encl: Terms of Sale