



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.
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Size : 12 x 38 cm.

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below :

PART - 1

Name of the Borrowers: No.1) Mrs. Chelamkuri Sandhya Devi, W/o. Chelamkuri Vishnu, Door No.19-22-5/1B, Sunkara Brahmaya Street, Opp. Kapu Kalyana Mandapam, Bank Colony, Bhimavaram - 534201. No.2) Mr. Chelamkuri Vishnu Murthy, S/o. Venkata Reddy Naidu, Door No.19-22-5/1B, Sunkara Brahmaya Street, Opp. Kapu Kalyana Mandapam, Bank Colony, Bhimavaram - 534201. No.3) Mrs. Chelamkuri Lakshmi Narasalakshmi, W/o. Venkata Reddy Naidu, Door No.19-22-5/1B, Sunkara Brahmaya Street, Bhimavaram, West Godavari - 534201.

Outstanding Liability Amount : Rs.1,41,94,868/- (Rupees One Crore Forty One Lakh Ninety Four Thousand Eight Hundred and Sixty Eight only) as on 23-03-2025 plus accrued interest to be charged from 24-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 127 - Bhimavaram Branch has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080057030) dated 30-11-2019 requested by No.1 of you for the facility for a Total Amount of Rs.16,00,000/- at a ROI of 16.50%. The same has been also classified as NPA on 31-10-2020 and the outstanding balance as on 23-03-2025 is Rs.38,67,906/- (Rupees Thirty Eight Lakh Sixty Seven Thousand Nine Hundred and Six only) plus further interest and penal interest of 2.00% with monthly rests to be charged from 24-03-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mrs. Chelamkuri Lakshmi Narasalakshmi, W/o. Venkata Reddy Naidu) An extent of 314.70 Sq.Yds of Open Site in R.S.No.71/6, nearest Door No. 1-3-7/2 situated at Bhimavaram Mandal, Bhimavaram, West Godavari District. Boundaries : East : 40 Ft. Wide Municipal Road - 66.6 Ft., South : Site of Saraswathi, West : Wall of Aditya College - 66 Ft., North : Wall of Chintha Krishna - 102.6 Ft.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	21-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mrs. Simhadri Bhavani, W/o. Simhadri Pothu Raju, D.No.15-138, Golla Gudem, Mogalthur Post, Mogalthur - 534281. No.2) Mr. Simhadri Pothu Raju, S/o. Pandu Ranga Rao, D.No.15-138, Golla Gudem, Mogalthur Post, Mogalthur - 534281. No.3) Mrs. K. Leela Kamakshi, W/o. Suresh Babu, D.No.7-2-109, Vydyhanadham Veedhi, Vidyanagaram, Amalapuram - 533201.

Outstanding Liability Amount : Rs.1,67,93,458/- (Rupees One Crore Sixty Seven Lakh Ninety Three Thousand Four Hundred and Fifty Eight only) as on 23-03-2025 plus accrued interest to be charged from 24-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by K. Leela Kamakshi, W/o. Suresh Babu) An extent of 726 Sq.Yds, or Ac.0.15 Cents of Site with an Asbestos Sheets Roofed Shed R.S.No.501/9 and the same is situated at Nearest D.No.15-6, Mogalthuru of Mogalthur Mandal, West Godavari District, A.P. and the same is bounded by : East : Site of Thota Venkata Lingeswara Rao beyond the joint way at a width of 12.00 Ft., of this Property, South : Site of Simhadri Venkata Narasimha Rao, West : Site of Kattoju Suresh Babu, North : Site of Simhadri Jala Durga.	₹ 40,00,000/- (Rupees Forty Lakh only)	21-05-2025 at 02.00 p.m.

PART - 3

Name of the Borrowers: No.1) Mr. Kummarapurugu Parasuram, S/o. K. Soma Shankara Rao, D.No.3-17, K.P. Palem, Mogalthur Mandal, West Godavari - 534280. No.2) Mrs. K.B. Ratna Manikayamba, W/o. Kummarapurugu Parasuram, D.No.3-17, K.P. Palem, Mogalthur Mandal, West Godavari - 534280. No.3) Mr. Kummarapurugu Subhash Chandra Bose, S/o. Soma Shankara Rao, D.No.3-7, Kummarapurugu Vari Meraka, Kummarapurugupalem South, Mogalthur, West Godavari District, Andhra Pradesh - 534280.

Outstanding Liability Amount : Rs.1,46,99,799/- (Rupees One Crore Forty Six Lakh Ninety Nine Thousand Seven Hundred and Ninety Nine only) as on 27-04-2025 together with further interest to be charged from 28-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Kummarapurugu Parasuram, S/o. K. Soma Shankara Rao) An extent of Ac.1.00 Cents of land in R.S.No.347/2, situated at China Mamidipalli within the limits of Narasapur Municipal Area of Narasapur Mandal of West Godavari District and Taluk, the same is bounded by : East : Land of V.V. Durga Rao, South : Drainage Bodhi, West : Land of Y. David Raju, North : Stationpeta Road.	₹ 42,00,000/- (Rupees Forty Two Lakh only)	21-05-2025 at 03.00 p.m.
Schedule - B : (Property Owned by Mr. Kummarapurugu Parasuram, S/o. K. Soma Shankara Rao) An extent of Ac.3.44% Cents of land in 5 items (i.e.) Ac.0.40% Cents in R.S.Nos.32/1R, 36/1 + Ac.0.75% Cents in R.S.No.36/3A Ac.1.75 Cents in R.S.No.68/4 + Ac.0.22% Cents in R.S.No.147/13 Ac.0.31 Cents in R.S.No.146/4B situated at Kummarapurugupalem, Mogalthur Mandal, West Godavari District. Item No.1 : An extent of Ac.0.40% Cents in R.S.Nos.32/1R, 36/1 situated at Kummarapurugupalem of Mogalthur Mandal, West Godavari District, the same is bounded by : Ac.0.40 3/4 Cents: East : Irrigation Canal, South : Property in "B" Schedule of K.V.V. Sessa Prasad, West : Land of Allam Naga Ratna Prasanna, North : Property in D Schedule of K. Subhash Chandra Bose. Item No.2 : An extent of Ac.0.75% Cents in R.S.No.36/3A situated at Kummarapurugupalem of Mogalthur Mandal, West Godavari District, the same is bounded by : Ac.0.75% Cents: East : Government land, South : Property in "B" Schedule of K.V.V. Sessa Prasad, West : Road, North : Property in "D" Schedule of K. Subhash Chandra Bose. Item No.3 : An extent of Ac.1.75 Cents in R.S.No.68/4 situated at Kummarapurugupalem of Mogalthur Mandal, West Godavari District, the same is bounded by : Ac.1.75 Cents: East : Property in "D" Schedule of K. Subhash Chandra Bose, South : Road, West : Property in "B" Schedule of K.V.V. Sessa Prasad, North : Land of Ande Veeraswamy. Item No.4 : An extent of Ac.0.22% Cents in R.S.No.147/13 situated at Kummarapurugupalem of Mogalthur Mandal, West Godavari District, the same is bounded by : Ac.0.22% Cents: East : Land of E. Sathanarayana, South : Property in "B" Schedule of K.V.V. Sessa Prasad, West : Road, North : Property in "D" Schedule of K. Subhash Chandra Bose. Item No.5 : An extent of Ac.0.31 Cents in R.S.No.146/4B situated at Kummarapurugupalem of Mogalthur Mandal, West Godavari District, the same is bounded by : Ac.0.31 Cents: East : Road South : Property in B schedule of K.V.V. Sessa Prasad, West : Land of G. Radha Krishna, etc. North : Land of K.Sarveswara Rao.	₹ 40,00,000/- (Rupees Forty Lakh only)	21-05-2025 at 03.00 p.m.
Schedule - C : (Property Owned by Mr. Kummarapurugu Subhash Chandra Bose, S/o. Soma Shankara Rao) The Property as per the 2nd Item of "D" Schedule of the Title Deed. An extent of Ac.0.75% Cents out of Ac.3.01 Cents in R.S.No.36/3A, the same is situated at Kummarapurugupalem, Mogalthuru Mandal, West Godavari District, the same is within the limits of Mogalthuru SRO., and the same is bounded by : East : Sarkar Land, South : Property in "C" Schedule of K. Parasuram, West : Road, North : Property in "D" Schedule of K. Murali Krishna.	₹ 27,00,000/- (Rupees Twenty Seven Lakh only)	21-05-2025 at 03.00 p.m.

PART - 4

Name of the Borrowers: No.1) Mr. Kaza A.V.S.P. Prasad, S/o. Kaza Ramaiah, D.No.5/109, Agraharam, Mogalthur - 534281. No.2) Mr. Kaza Hemanth, S/o. Kaza A.V.S.P. Prasad, D.No.5/109, Agraharam, Mogalthur - 534281.

Outstanding Liability Amount : Rs.79,13,894/- (Rupees Seventy Nine Lakh Thirteen Thousand Eight Hundred and Ninety Four only) as on 27-04-2025 plus accrued interest to be charged from 28-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Kaza A.V.S.P. Prasad, S/o. Kaza Ramaiah) An extent of 2,429 Sq.Yds of Vacant Site out of Ac.97.68 Cents in R.S.No.722/1, and the same is situated close to D.No.5-88, Mogalthuru Village, Mogalthuru Mandal, West Godavari District, Bhimavaram. Bounded by : East : House Site belonging to Pothureddy Venkanna, South : House Site of Pothureddy Jagannayakulu, West : Cart Way, North : House Site of Kaza A.V.S.P. Prasad.	₹ 36,00,000/- (Rupees Thirty Six Lakh only)	21-05-2025 at 04.00 p.m.

Venue of Re-Tender-cum-Auction : City Union Bank Limited, Bhimavaram Branch, Shanti Nivas, 17-2-50, Rest House Road, Bhimavaram - 534201. Telephone No.08816-230280, Cell No. 9397121831.

Terms and Conditions of Re-Tender-cum-Auction Sale :

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Bhimavaram Branch, Shanti Nivas, 17-2-50, Rest House Road, Bhimavaram - 534201. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon for PART-1 & on or before 01.00 p.m. for PART - 2 & on or before 02.00 p.m. for PART - 3 and on or before 03.00 p.m. for PART - 4. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.08816-230280, Cell No. 9397121831. (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at 01.00 p.m. for PART - 1 & 02.00 p.m. for PART - 2 & 03.00 p.m. for PART - 3 and 04.00 p.m. for PART - 4. Properties on the date of Tender-cum-Auction Sale hereby notified. Though in general the Sale will be by way of closed Tenders, the Authorised Officer may, at his sole discretion, conduct an open auction among the interested bidders who desire to quote a bid higher than the one received in the closed Tender process, and in such an event, the Sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam

Date : 29-04-2025

Authorised Officer

City Union Bank Ltd.

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com