



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612001.
E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

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 undetermined 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) M/s. Sri Vaishnavi Food Processing Unit, S.No.271/3A, Somulavari Palli Panchayat, Proddatur Mandal, Kadapa District. No.2) Mr. Manchala Pullaiah, S/o. Manchala Rangappa, Door No.28/273, Rameswaram Street, Proddatur, Kadapa District, Andhra Pradesh. No.3) Mrs. Manchala Rajamani, W/o. Manchala Pullaiah, Door No.28/273, Rameswaram Street, Proddatur, Kadapa District, Andhra Pradesh. No.4) Mr. Manchala Madan Kumar, S/o. Manchala Pullaiah, Door No.28/273, Rameswaram Street, Proddatur, Kadapa District, Andhra Pradesh. **Outstanding Liability Amount:** Rs.99,85,060/- (Rupees Ninety Nine Lakh Eighty Five Thousand and Sixty only) as on 28-04-2025 together with further interest to be charged from 29-04-2025 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 - B : (Property Owned by Mr. Manchala Madan Kumar, S/o. Manchala Pullaiah) Vacant Site Situated in Survey No.271/3A an extent of Ac.0.11 Cents or 532.4 Square yards of Somulavari Panchayat, Rameswaram Village, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Bounded by : East : Climent relinquished 10 feet wide Site for Road after that Site sold by Seelam Siva Rami Reddy, West : Site of Pathakota Raghava Reddy, North : To day Executant sold Site, South : Kaluva (Canal), Total Extent : Ac.0.11 cents or 532.4 square yards. Schedule - C : (Property Owned by Mr. Manchala Madan Kumar, S/o. Manchala Pullaiah) Vacant Site Situated in Survey No.271/3A an extent of Ac.0.11 cents or 532.4 Square yards of Somulavari Panchayat, Rameswaram Village, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Bounded by : East : Climent relinquished 10 feet wide Site for Road after that Site sold by Seelam Siva Rami Reddy, West : Site of Pathakota Raghava Reddy, North : To day Executant sold Site, South : Kaluva (Canal), Total Extent : Ac.0.11 cents or 532.4 square yards. Schedule - D : (Property Owned by Mr. Manchala Madan Kumar, S/o. Manchala Pullaiah) Vacant Site Situated in Survey No.271/3A an extent of Ac.0.11 cents or 532.4 Square yards of Somulavari Panchayat, Rameswaram Village, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Bounded by : East : Climent relinquished 10 feet wide Site for Road after that Site sold by Seelam Siva Rami Reddy, West : Site of Pathakota Raghava Reddy, North by : Pass Road, South : Site sold by Executant to Manchala Madan Kumar. Total Extent : Ac.0.11 cents or 532.4 square yards.	₹ 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh only) (For Schedule B, C & D)	26-06-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Sree Shakthi Cold Storage, S.No.73 1A, and 23-1B, Pottipadu Road, Gopavaram Panchayat, Proddatur - 516360. No.2) Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy, Door No.1/222, Bollavaram, Proddatur Town, Kadapa District - 516360. No.3) Mrs. Pathakota Savitramma, W/o. Pathakota Venkata Subba Reddy, Door No.1/222, Bollavaram, Proddatur Town, Kadapa District - 516360. No.4) Mr. Pathakota Srinivasulu Reddy, S/o. Pathakota Venkata Subba Reddy, Door No.1/222, Bollavaram, Proddatur Town, Kadapa District - 516360. Also at, Mr. Pathakota Srinivasulu Reddy, S/o. Pathakota Venkata Subba Reddy, No.1/261, Upstair, Bollavaram, Proddatur - 516360. No.5) Mr. Pathakota Kiran Kumar Reddy, S/o. Pathakota Venkata Subba Reddy, Door No.1/222, Bollavaram, Proddatur Town, Kadapa District - 516360. No.6) M/s. Sree Kamadhenu Rural Ware House, S.No.324, 73/A, Pottipadu Road, Proddatur - 516360. **Outstanding Liability Amount :** Rs.4,82,56,589/- (Rupees Four Crore Eighty Two Lakh Fifty Six Thousand Five Hundred and Eighty Nine only) as on 28-04-2025 together with further interest to be charged from 29-04-2025 onwards, other expenses and any other dues to the bank by the Borrowers / Guarantors.

Note : That our 169-Proddatur Branch has also extended Financial Assistance (CUB OSL TERM EQUAL-BR : 501812080044508) dated 06-10-2018 requested by No.6 of you represented by No.5 of you as Proprietor for which Nos.2, 3 & 5 of you stood as Co-obligants and No.3 of you stood as Guarantor for the facility for a total amount of Rs. 3,40,00,000/- at a ROI of 11.50% and the outstanding balance as on 28-04-2025 is Rs.67,39,589/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 29-04-2025 till the date of realization..

Description of the Immovable Properties Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy) Survey No. 281/3, Rameswaram Village Fields, Measurement, Extent of Property, Ac.0.18 Cents or 0.72 Hectors, Location / Land Marks / Name of the Area Mohall, Somulavari Palli Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Boundaries : East : Land belongs to Hemalatha, West : Land Belongs to Jinka Lakshmi Narayana, North : Kothapalle Canal, South : Rastha.	₹ 90,00,000/- (Rupees Ninety Lakh only)	26-06-2025 at 02.00 p.m.
Schedule - B : (Property Owned by Mr. Pathakota Kiran Kumar Reddy, S/o. Pathakota Venkata Subba Reddy) Immovable Property Bearing at Survey Nos.23 & 73/1A, Proddatur Village Fields, Gopavaram Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Survey Nos.23 & 73/1A Proddatur Village Fields property Measuring Ac.1.45% Cents and Ac.0.64% Cents Totally 2.10 Cents. Boundaries : East : Land belongs to Mopuri Chinna Jogi Reddy and Pedda Jogi Reddy, West : Land of Pathakota Venkata Subba Reddy, North : In the Same Land Climent Relinquished 30 Links Wide Rastha After that Executants Remaining Land. South : Land of Chada Kati Reddy.	₹ 4,12,00,000/- (Rupees Four Crore Twelve Lakh only)	26-06-2025 at 02.00 p.m.

Schedule - C : (Property Owned by Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy)

Survey No.281/3, Rameswaram Village Fields, Measurements, Extent of Property, Ac.0.73 Cents or 0.292 Hectors, Location / Land Marks / Name of the Area Mohall, Somulavari Palli Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Boundaries : East : Land belongs to Hemalatha, West : Land belongs to Pathakota Venkata Subba Reddy, South : Road Leads to Gangamma Devalam. North : Public Rastha.

₹ 3,05,00,000/- (Rupees Three Crore Five Lakh only)	26-06-2025 at 02.00 p.m.
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Schedule - D : (Property Owned by Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy)

Survey No.281/3, Rameswaram Village Fields, Measurements, Extent of Property, Ac.0.17 Cents or 0.048 Hectors, Location / Land Marks / Name of the Area Mohall, Somulavari Palli Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Boundaries : East : Land belongs to Hemalatha, West : Land belongs to Pathakota Venkata Subba Reddy, North : Public Rastha, South : Chakala (Dhobi) Rastha.

₹ 95,00,000/- (Rupees Ninety Five Lakh only)	26-06-2025 at 02.00 p.m.
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Schedule - F : (Property Owned by Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy)

Survey No.281/3, Rameswaram Village Fields, Measurements, Extent of Property, Ac.0.20 Cents or 0.080 Hectors, Location / Land Marks / Name of the Area Mohall, Somulavari Palli Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Boundaries : East : Land belongs to Pathakota Venkata Subba Reddy, West : Land belongs to Shaik Mohammed Vasim, North : Public Rastha, South : Chakala (Dhobi) Rastha.

₹ 1,03,00,000/- (Rupees One Crore Three Lakh only)	26-06-2025 at 02.00 p.m.
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Schedule - G : (Property Owned by Mr. Pathakota Venkata Subba Reddy, S/o. Pathakota Chinna Thimma Reddy)

Survey No. 281/3, Rameswaram Village Fields, Measurements, Extent of Property, Ac.0.20 Cents or 0.080 Hectors. Location / Land Marks / Name of the Area Mohall, Somulavari Palli Panchayat, Proddatur Mandal, Proddatur Sub-District, Proddatur Registration District, Kadapa District. Boundaries : East : Land belongs to Kummatti Rama Gorivi Reddy, West : Land belongs to Pathakota Venkata Subba Reddy, North : Public Rastha, South : Chakala (Dhobi) Rastha.

₹ 1,02,00,000/- (Rupees One Crore Two Lakh only)	26-06-2025 at 02.00 p.m.
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Schedule - K : (Property Owned by M/s.Sree Shakthi Cold Storage, Represented by its Partners Mr. Pathakota Venkata Subba Reddy, Mrs. Pathakota Savitramma, Mr. Pathakota Srinivasulu Reddy & Mr. Pathakota Kiran Kumar Reddy)

S.No.23/1B and S.No.73/1A2 Proddatur Village Fields, Ac.1.04% Cents and Ac.0.29% Cents Total Extent of Ac.1.34 Cents Gopavaram Grama Panchayat, Proddatur Mandal, Proddatur Sub-Registrar, Kadapa District. Survey No. 23/1B and Survey No.73/1A2, Proddatur Village Fields, Plot No/ Flat No/ Door No/ Ward No. Ac.1.04% Cents and Ac.0.29% Cents total an Extent of Ac.1.34 Cents. Location / Land Marks / Name of the Area Mohall, Gopavaram Panchayat, Proddatur Town and Mandal, Proddatur Sub-District and Registration District, Kadapa District. Boundaries : East : Land belongs to Pathakota Kiran Kumar Reddy, West : Pottipadu Road, North : 30 Links Wide Own Road, South : Land Belongs to Chada Kati Reddy.

₹ 7,00,00,000/- (Rupees Seven Crore only)	26-06-2025 at 02.00 p.m.
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Venue of Re-Tender-cum-Auction : City Union Bank Limited, Proddatur Branch, D.Nos.15 /365, 15/366, Near Panduranga Swamy Temple, Mydukur Road, Proddatur, YSR - 516360. Telephone No.08564-255655, Cell No.9347207117.

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, Proddatur Branch, D.Nos.15 /365, 15/366, Near Panduranga Swamy Temple, Mydukur Road, Proddatur, YSR - 516360.** (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 and on or before 01.00 p.m. for PART - 2.** (4) For inspection of the property and other particulars, the intending purchaser may contact : **Telephone No.08564-255655, Cell No.9347207117.** (5) The property/ies are sold on "As-is-where-is", "As-is-whart-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 and 02.00 p.m. for PART - 2** 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.

Authorised Officer
City Union Bank Ltd.

Place : Kumbakonam
Date : 31-05-2025

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

Size : 24 x 19 cm.