

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) M/s. Zupiter Marines, D.No.32/54/7/49, Quality Towers, Near Desu Plaza, North Bypass Road, Ongole, Prakasam District - 523002. No.2) Mr. Mannam Krishna Rao, S/o. Venkaiah, D.No.6-288/10, 3rd Line, Maruthi Nagar, Kurnool Road, Ongole, Prakasam District - 523002. Also at, Mr. Mannam Krishna Rao, S/o. Venkaiah, D.No. 6-341/12, Main Road, Sai Baba Nagar, Ongole, Prakasam District - 523002. No.3) Mrs. Mannam Vanisree, W/o. Mannam Krishna Rao, D.No.6-288/10, 3rd Line, Maruthi Nagar, Kurnool Road, Ongole, Prakasam District - 523002. No.4) Mr. Ravi Srinivasa Rao, S/o. Venkateswarlu, No.7/131, Vishnalayam Bazar, Inkollu, Prakasam District - 523167.

Outstanding Liability Amount : Rs.1,36,55,767/- (Rupees One Crore Thirty Six Lakh Fifty Five Thousand Seven Hundred and Sixty Seven only) as on 22-05-2025 plus accrued interest to be charged from 23-05-2025 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
Schedule - B : (Property Owned by Mr. Mannam Krishna Rao, S/o. Venkaiah) Prakasam District Registration, Ongole Sub-Registration, Ongole Municipal Corporation Limits, Ongole Rural Village, Sy.No.154/1A, 3rd Line Maruthi Nagar, Door No.6-288(10), Assessment No.1035002634- the Schedule Property <u>bounded by</u> : East : Property of K. Subba Rao - 19.6 ft, South : Site of Shaik Mahamod Yesdas Basha - 68 ft, West : 30 ft. width of Road - 18.3 ft. North : Land of others - 69 ft. within these boundaries an extent of 1,293 Sq. ft. or 17 Gadies and 69 Sq. ft. or 143. 6/9 Sq. Yards or 120.12 Sq. Meters of Site and RCC building Ground Floor and 1st Floor Constructed therein.	₹ 49,00,000/- (Rupees Forty Nine Lakh only)	27-06-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers : No.1) Mr. Gurijala Sai Karthik, S/o. Raghurama Rao, D.No.7-231-11/3, Revenue Colony 2nd Line, Near SSN Degree College, M.M Road, Ongole, Prakasam District - 523001. Also at, Mr. Gurijala Sai Karthik, S/o. Raghurama Rao, D.No.34-62-1106, Revenue Colony 2nd Line, M.M. Road, Ongole, Prakasam District - 523001. No.2) Mrs. P.L. Syamala, W/o. P.V.R. Bhaskar, D.No.7-231-11/3, Revenue Colony 2nd Line, Near SSN Degree College, M.M. Road, Ongole, Prakasam District - 523001.

Outstanding Liability Amount : Rs.1,07,39,797/- (Rupees One Crore Seven Lakh Thirty Nine Thousand Seven Hundred and Ninety Seven only) as on 16-12-2024 plus accrued interest to be charged from 17-12-2024 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. Gurijala Sai Karthik, S/o. Raghurama Rao) Prakasam District Registration, Ammanabrolu Sub-Registration, Chinaganjam Mandal, Kothapalem Panchayath Area, Chinaganjam Village, Sy.No.450/3. The Schedule Property <u>bounded by</u> : East : Land of Asodi Bheema Reddy, South : Land of Shaik Jindesha, West : Land of Asodi Bheema Reddy, North : Road, Within these boundaries an extent of Ac.0.88 Cents of Land.	₹ 51,00,000/- (Rupees Fifty One Lakh only)	27-06-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Ongole Branch, 37-1-167 (55), Ground Floor, Vasu Plaza, Kurnool Road, Ongole, Prakasam, Andhra Pradesh - 523002. Telephone No.08592-282912, Cell No.9347078104.

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, Ongole Branch, 37-1-167 (55), Ground Floor, Vasu Plaza, Kurnool Road, Ongole, Prakasam, Andhra Pradesh - 523002.** (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.08592-282912, Cell No.9347078104.** (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** 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 : 28-05-2025

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