

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

The following property/ies 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 a sum of **Rs.33,01,788/- (Rupees Thirty Three Lakh One Thousand Seven Hundred and Eighty Eight only)** as on **21-06-2025** together with further interest to be charged from **22-06-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Villa Enterprises, Represented by its Proprietor Mr. Villa Subba Rao, D.No.52-1-71, Beside Lakshmi Ganapathi Gas, Near Gati Centre, Narasimha Road, Jaganaickpur, Kakinada, East Godavari District - 533002. No.2) Mr. Villa Subba Rao, S/o. Sesha Rao, Door No.52-1-59, Bhanuvari Street, Gati Centre, Jaganaickpur, Kakinada, East Godavari District - 533002. No.3) Mrs.Villa Surya Kumari, W/o. Villa Subba Rao, Door No.52-1-59, Bhanuvari Street, Gati Centre, Jaganaickpur, Kakinada, East Godavari District-533002.**

Immovable Property Mortgaged to our Bank

Schedule - B : (Property Owned by Mr. Villa Subba Rao, S/o. Sesha Rao)

An Extent of 126 ½ Sq.yards of Land along with a Daba and Tiled House therein, Bearing Door Number 52-1-59, Ward No.22 with T.S.No.540, Bhanu Street, to the West of Narasimha Road, in Jagannadhapuram, Narasimha Road, Kakinada Municipal Corporation Area, Kakinada Urban Mandal, Kakinada Sub-Registration Office, East Godavari District. Bounded by : **Item No. 1 for 110.97 Sq.Yards along with Daba** : East : Property of V.Suryakumari Some Extent and Item No.2 Some Extent : 47 Feet, West : Site of Nancharamma : 47 Feet, North : Site of B. Venkata Ratnam : 33.6 Feet, South : Road : 21.3 Feet. **Item No.2 for 5.08 Sq.Yards** : East : Item No.3 : 3 Feet, West : Item No.1 : 3 Feet, North : Site of B.Venkata Ratnam : 15.3 Feet, South : Wall of Villa Surya Kumari : 15.3 Feet. **Item No.3 for 10.4 Sq.Yards** : East : Site of S. Appa Rao : 47 Feet, West : Wall of Villa Surya Kumari and Some Extent and Item No.2 Some Extent: 47 Feet, North : Site of Batchu people : 2 Feet, South : Road : 2 Feet. Within the above Boundaries an Extent of 126 ½ Sq.Yards of Land along with a Daba House with all usufruct, Water, Ways with all Easement Rights.

Reserve Price : Rs.30,00,000/-

(Rupees Thirty Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
18-09-2025	City Union Bank Limited, Kakinada Branch, 27-9-52, Pulavarti Street, Kakinada, East Godavari - 533001. Ph. No.0884-2341124, Cell Nos.9390219317, 8925876329.

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 Ltd., Kakinada Branch, 27-9-52, Pulavarti Street, Kakinada, East Godavari - 533001.** (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** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.0884-2341124, Cell Nos.9390219317, 8925876329.** (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.** 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 the 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 : 26-08-2025

Authorised Officer

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