



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar,

Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,

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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.37,93,73,193/- (Rupees Thirty Seven Crore Ninety Three Lakh Seventy Three Thousand One Hundred and Ninety Three only)** as on **05-11-2024** together with further interest to be charged from **06-11-2024** onwards, other expenses and any other dues to the bank by the borrowers / guarantors **No.1) M/s. The Cuddappah District Weaker Section Sarvodaya Sangam Represented by its Resident/Correspondent Mr. A. Venkateswarlu, D.No.7/1213-7, NGO Colony, Kadapa. No.2) Mr. A. Venkateswarlu, S/o. Mr. A. Chinna Venkanna, D.No.7-1213-7, NGO Colony, Kadapa. No.3) Mrs. A. Veerakumari, W/o. Mr. A. Venkateswarlu, D.No.7-1213-7, NGO Colony, Kadapa. No.4) Mr. B. Balaji Rao, S/o. Mr. Venkoji Rao, 7/519, NGO Colony, Kadapa. No.5) Mr. G. Venkoji Rao, S/o. Mr. Peeraiah, Maruthi Nagar, Kadapa. No.6) Mr. M. Krishnaji Rao, S/o. Mr. Venkoji Rao, 7/520, NGO Colony, Kadapa. No.7) Mr. A. Raj Kiran, S/o. Mr. A. Venkateswarlu, D.No.7/1213-7, NGO Colony, Kadapa. No.8) Mr. T.S. Phanindra Babu, S/o. Mr. Srinivasulu, 6/1412-5, Sankarapuram, Kadapa. No.9) M/s. A.V.R. Associates, D.No.19/233, 2nd Floor, Madras Road, Kadapa. No.10) M/s. AVR Educational Trust, Represented by its Chairman Mr. A. Venkateswarlu, D.No.7/213-7, NGO Colony, Kadapa. No.11) Mr. A. Lakshmi Vivekananda, S/o. Mr. A. Venkateswarlu, D.No.7/213-7, NGO Colony, Kadapa.**

Note : That our **140-Cuddappah Branch** has also extended financial assistance (CUB OSL SPECIAL-BR:501812080062564) dated **30-03-2020** requested by No.9 of you represented by No. 2 of you as Proprietor for which No.3 of you stood as Co-obligant for the facility for a total amount of **Rs. 1,80,00,000/-** at a ROI of 12%. The same has been also classified as **NPA on 03-06-2020** and the outstanding balance as on **05-11-2024** is **Rs. 2,74,29,792/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **06-11-2024** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mrs. A. Veerakumari, W/o. Mr. A. Venkateswarlu)

Item No.1 : All the part and parcel of Land & RCC Framed Structured Duplex Residential Building property at Kadapa Division, Kadapa Sub-Division, Kadapa Mandal, Chinnachowk Village Fields and Gram Panchayat Area, Plot No.240 with S.No.91/1 and 752/2 bearing D.No.42/213-13, 42/213-14 (Old Door No.7/213-7), measuring an extent of Ac.0.08 Cents of Site with Ground Floor of 1,033.50 Sq.feet & First Floor of 1,033.50 Sq.feet and Second Floor of 702 Sq.feet within the following boundaries: East : Vacant Site in Plot No.239, West : Road, North : Road, South : Vacant Site in Plot No.241. Measurement of site : East - West : 69 feet or 21.03 metres, North - South : 52 feet or 15.85 metres.

Reserve Price : Rs.2,15,00,000/-
(Rupees Two Crore Fifteen Lakh only)

Schedule - B : (Property Owned by Mr. A. Venkateswarlu, S/o. Mr. A. Chinna Venkanna)

All the part and parcel of vacant site existing now and construction to be put up thereon in future at S.No.1001/5, Kadapa District, Kadapa Sub-District, Kadapa Municipal Corporation Area, Chinnachowk Village fields, to the extent of Ac.1.50 Cents with the following boundaries: East - Road, West - Land in S.No.413, North - Land in S.No.1001/2, South - Land in S.No.1001/6 (Land of Applicant).

Schedule - E : (Property Owned by Mr. A. Venkateswarlu, S/o. Mr. A. Chinna Venkanna)

All the part and parcel of Vacant Site existing now and construction to be putup thereon in future at S.No.1001/6, Kadapa District, Kadapa Sub-District, Kadapa Municipal Corporation Area, Chinnachowk Village Fields, to the extent of Ac.1.50 Cents with the following boundaries: East - Road, West - Land in S.No.413, North - Land in S.No.1001/5 (Land of Applicant), South - Land in S.No.1001/1.

Reserve Price : Rs.8,50,00,000/-
(Rupees Eight Crore Fifty Lakh only) (For Schedule B & E)

Schedule - C : (Property Owned by Mr. A. Venkateswarlu, S/o. Mr. A. Chinna Venkanna)

Item No.1 : All the part and parcel of Land & School Building existing now and construction to be putup thereon in future at Kadapa Division, Kadapa Sub-Division, Municipal Corporation Area, Chinnachowk Village Fields, 4th Ward, Pakkhirupalli area with S.No.772/2 & 772/3 bearing D.No.39/648, Measuring an extent of 9.5 Cents equivalent to 459.80 Sq.Yards with in the

following boundaries: East : Remaining Vacant Site of the Vendors, West : House bearing D.No.4/165 of A. Subramanyam, North : Road, South : Vacant site alienated by K. Chinna Gangi Setti & Vacant Site of Subbanarasiah. **Item No.2 :** All the part and parcel of Land & School Building existing now and construction to be put up thereon in future at Kadapa Division, Kadapa Sub-Division, Municipal Corporation Area, Chinnachowk Village Fields, 4th Ward, Pakkhirupalli area bearing D.No.39/648; **Item No.1 :** S.No.772/3 & 772/4, Measuring an extent of 8 Cents equivalent to 387.20 Sq.Yards, **Item No.2 :** S.No.772/5, Measuring an extent of 10 Cents equivalent to 484.00 Sq.Yards, **Item No.3 :** S.No.772/5, Measuring an extent of 2.50 Cents equivalent to 121.00 Sq.Yards within the following boundaries: East : Land of Devagudi Balaiiah, West : Public Road, North : Vacant Site of the purchaser, South : Road. Total extent Ac.0.20% Cents or 992.20 Sq.Yards.

Schedule - D : (Property Owned by Mr. A. Venkateswarlu, S/o. Mr. A. Chinna Venkanna)

Item No.1 : Vacant Site property measuring an extent of Ac.0.05 Cents out of Ac.0.12 Cents situated in Survey No. 772/2 (Ac.0.04 Cents out of Ac.0.33 Cents) and in Survey No.772/3 (Ac.0.08 Cents out of Ac.0.24 Cents) situated at Kadapa Division, Sub-Division, Municipal Corporation Area, Chinnachowk Village Fields, Fourth Ward, Pakkhirupalli within the following boundaries: East : House bearing D.No. 4/650/1 of Gairkapati Padmavathamma and house of Police Naik and Rastha, West : School Building of Gurukul Vidya Peeth of the purchaser, North : Vacant Site of the Purchaser, South : Ac.0.07 Cents alienated to the purchaser in the same numbers to the purchaser. **Item No.2 :** Vacant Site property measuring an extent of Ac.0.07 Cents out of Ac.0.12 Cents situated in Survey No. 772/2 (Ac.0.04 Cents out of Ac.0.33 Cents) and in Survey No. 772/3 (Ac.0.08 Cents out of Ac.0.24 Cents) situated at Kadapa Division, Sub-Division, Municipal Corporation Area, Chinnachowk Village Fields, Fourth Ward, Pakkhirupalli within the following boundaries: East : House bearing D.No.4/650/1 of Gairkapati Padmavathamma and house of Police Naik and Rastha, West : School Building of Gurukul Vidya Peeth of the purchaser, North : Ac.0.05 Cents alienated to the purchaser in the same numbers to the purchaser, South : Road leading to Pakkhirupalli.

Reserve Price: Rs.10,00,00,000/-
(Rupees Ten Crore only) (For Schedule C & D)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
09-01-2025	City Union Bank Limited, Cuddappah Branch, Door No.20/979, Co-operative Colony, Near by SBI,Cuddappah - 516001. Telephone No.08562-246303, Cell No. 9347078105.

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, Cuddappah Branch, Door No.20/979, Co-operative Colony, Near by SBI, Cuddappah - 516001.** (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.08562-246303, Cell No. 9347078105.** (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 : 13-11-2024 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

Size : 16 x 19 cm.