



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,
Ph : 0435-2432322, Fax : 0435-2431746

Size : 8 x 32 cm.



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice For Sale of immovable Assets Under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with Proviso to Rule 8(6) of The Security Interest (enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) / Guarantor (s) / Mortgagor (s), that the below described immovable / property mortgaged / charged to the City Union Bank Ltd., Physical Possession of which has been taken by the **Authorised Officer of the City Union Bank Ltd.**, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" on **05-06-2026 at 01.00 p.m.** for Recovery of **Rs.3,82,69,030/- (Rupees Three Crore Eighty Two Lakh Sixty Nine Thousand and Thirty only)** as on **29-04-2026**, together with further interest thereon from **30-04-2026** and Other Incidental Expenses, etc. due to the Secured Creditor from

No.1) M/s. SSR Agencies, R.S.No.182/112, T.S.No.79/1, State Bank Colony, Beside Kalinga Road, Arasavalli, Srikakulam, Andhra Pradesh - 532001. Also At, M/s. SSR Agencies, D.No.11-9-7, Town Hall, State Bank Colony, Near Kalinga Road, Srikakulam, Andhra Pradesh - 532001. No.2) Mr. Simhadri Nageswara Rao, S/o. S. Achyuta Rao, D.No.12-6-36/A, Gynati Street, Srikakulam, Andhra Pradesh - 532001. No.3) Mr. S. Achyuta Rao, S/o. Late Ronketa Narasimhulu, D.No.12-6-36/A, Gynati Street, Srikakulam, Andhra Pradesh - 532001. No.4) Mrs. S. Vijayalakshmi, W/o. S. Achyuta Rao, D.No.12-6-36/A, Gynati Street, Srikakulam, Andhra Pradesh - 532001. No.5) Mrs. S. Dhanalakshmi, W/o. S. Krishnam Raju, D.No.12-6-36/A, Gynati Street, Srikakulam, Andhra Pradesh - 532001. No.6) Mr. Simhadri Krishnam Raju, S/o. S. Achyuta Rao, D.No.12-6-36/A, Gynati Street, Srikakulam, Andhra Pradesh - 532001. No.7) M/s. Sri Sai Tirumala Enterprises, Ground Floor, Assessment No.10850001269, Kalinga Road, Srikakulam, Andhra Pradesh - 532001.

The Sale is proposed to be conducted through "**Swiss Challenge Method**", based on an existing offer from a prospective bidder who is designated as Anchor Bidder for the reserve price. Further bids are invited in challenging the Anchor Bidder with an incremental amount mentioned below. The Anchor Bidder/ (Original Offeror) does have a right to match the same. However, the challenging bidder does not have the second chance to re- challenge the Anchor Bidder. In case, if the original offeror (Anchor Bidder) fails to match the highest bid made by the challenging bidder, the property will be sold to the Challenging highest bidder.

Date of Inspection : 04-06-2026 (working days only) between 11.00 a.m. to 04.00 p.m.

Last Date for Submission of Bid & EMD : 05-06-2026 by 12.00 Noon

Place of Auction : City Union Bank Limited, Srikakulam Branch, 9-4-10, 7 Road Junction, Srikakulam, Andhra Pradesh-532001.

The Reserve Price will be Rs.1,59,00,000/- (Rupees One Crore Fifty Nine Lakh only)

The Earnest Money Deposit will be Rs.15,90,000/- (Rupees Fifteen Lakh Ninety Thousand only).

Incremental amount : Rs. 10,00,000/- (Rupees Ten Lakh only)

Immovable Properties Mortgaged to our Bank

Schedule - B : (Properties Owned by Mr. Simhadri Nageswara Rao,

S/o. S. Achyuta Rao & Mr. Simhadri Krishnam Raju, S/o. S. Achyuta Rao)

I) Extent : Item No.I : East to West : South side 97 feet (29.504 meters), East to West : North side 81 feet (24.688 meters), North to South : 24 feet 9 inches (7.543 meters), Total : 244.75 Sq.yards (204.611 Sq.meters Vacant Site). Item No.II : East to West : North side : 14 feet 3 inches (4.3438 meters), East to West : South side : 2 feet 6 inches (0.762 meters), North to South : East side 28 feet 11 inches (8.813 meters), Total : 25.74 Sq.yards (21.51 Sq.meters). Bounded by : Item No.I : East : State Bank Colony Road (Municipal Road), South : Allu Rammurti Slabbed house compound wall, West : Vacant Site Simhadri Nageswararao i.e.Vendee to the documentation, North : Vacant Site sold to Moningi Suseela on the day of execution of this document. Bounded by : Item No.II : East : Remaining Vacant Site belongs to Premlatha, Banka Indiradevi Agarwal i.e., vendors to the documents, South : Allu Rammurti slabbed house compound wall, West : Katta Rukmini Devi slabbed house compound wall, North : Vacant site sold to Moningi Ramasekhar. II) Survey No. : Item No.I : R.S.No.182/112, T.S.No.79/1, R.S.No.182/114P, T.S.No.79/2, R.S.No.182/115, T.S.No.79/3, Item No.II : R.S.No.182/112, T.S.No.79/1, III) Situated in : Srikakulam District, Srikakulam Sub-Registrar, Srikakulam Town, Srikurmam Municipality, Patha Srikakulam Ward, Kalinga Road Northern Side, State Bank Colony Road Western Side.

Details of Authorised Officer : Cell No. 8925909729. Email : crmd@cityunionbank.in

For Further Details Contact : 1) The Branch Manager, Srikakulam Branch, Cell Nos : 9397826316, 8925982456, 8925876329. Email : cub156@cityunionbank.in 2) Authorised Officer : Cell No. 8925909729. Email: crmd@cityunionbank.in

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, Srikakulam Branch, 9-4-10, 7 Road Junction, Srikakulam, Andhra Pradesh-532001.** (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 branch **Cell Nos. Cell Nos.9397826316, 8925982456, 8925876329, 8925909729.** (5) The property/ies are sold on "As-is-where- is", "As-is-what-is" and "whatever there is" "Without recourse"basis. (6) The bid price to be submitted shall be above the reserve price/ anchor bid and during the auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the auction shall be closed. (7) After conclusion of auction : ● The "Anchor Bidder" will be informed of the highest bid and shall have right to match the highest bid on the same day of the Auction after being informed by the Authorised officer about the highest bid. ● Once the "Anchor Bidder" matches the highest quote, the Anchor bidder shall be declared as successful bidder and he has to deposit 25% of the highest bid amount (inclusive of EMD) with the Bank on the same day or latest by the next day of the exercise of ROFR. In such an event the EMD submitted by other bidders will be returned forthwith. It is to be clarified that already deposited amount by the Anchor bidder would be considered towards 25% of the bid amount. ● In the event "Anchor bidder" does not wish to increase his offer by matching the highest bid, the highest bidder shall be declared as successful bidder and he shall have to deposit 25% of the bid amount (inclusive of EMD amount) as per the terms of notice, failing which the EMD deposited by him will be forfeited. ● In case the successful bidder fails to deposit the balance 75% of bid amount within 15 days from the date of confirmation of sale, the initial deposit made by the successful bidder shall be forfeited by the Authorised Officer without any notice. ● The successful bidder would bear the charges/ fees payable for conveyance such as Stamp duty, Registration fee, etc. & Taxes as applicable as per law. ● The Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale. ● The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefore. (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 bidder should pay the statutory dues TDS,GST if any, due to Government, Government undertaking and local bodies. (10) 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.

For Detailed Terms & Conditions of the Auction Sale, Please refer to the link provided on City Union Bank Ltd., Website: <https://www.cityunionbank.bank.in>

Place : Kumbakonam,

Authorised Officer

Date : 13-05-2026

City Union Bank

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