



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,

Phone: 0435-2432322, Fax: 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in 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.10,06,90,920/- (Rupees Ten Crore Six Lakh Ninety Thousand Nine Hundred and Twenty only)** as on **16-05-2024** together with further interest to be charged from **17-05-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Sri Lakshmi Reclaim Impex, 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. No.2) Mr. Palde Raghuvender, S/o. Palde Narayan, Also legal heir of Late Palde Swaroop Raj, Residing at 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. No.3) Mr. Palde Sampath Raj, S/o. Palde Raghuvender, Residing at 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. No.4) Mrs. Palde Manjula, W/o. Palde Raghuvender, also legal heir of Late Palde Swaroop Raj, Residing at, 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. No.5) Mrs. Ganji Maithery, W/o. Late Palde Swaroop Raj and also legal heir of Late Palde Swaroop Raj, Residing at, 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. Also at, Mrs. Ganji Maithery, W/o. Late Palde Swaroop Raj and also legal heir of Late Palde Swaroop Raj, Residing at, 1/30/3, Armoor Mandal, Ankapur, Nizamabad - 503224. No.6) Mr. Palde Ashwath, S/o. Late Palde Swaroop Raj and also legal heir of Late Palde Swaroop Raj, Residing at, 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. No.7) Mrs. Katturi Sarika, W/o. Palde Sampath Raj, Residing at, 11-26/3, Pragathi Nagar, Industrial Road, Dasnapur, Mavala, Adilabad - 504001. Also at, Mrs. Katturi Sarika, W/o. Palde Sampath Raj, Residing at, 3-69 Reddy Colony, Ichoda, Adilabad - 504307. No.8) M/s. Swaroop Renewable Green Energy, Sy.No.421/A and 421/B situated in Jainath Village, Adilabad - 504309. Also at, M/s. Swaroop Renewable Green Energy, No.9/174, Jainad Adilabad - 504309. No.9) M/s. Swaroop Green Carbon Industries, Sy.No.421/A and 421/B, 9 174 situated in Jainath Village, Adilabad - 504309. No.10) M/s. Sri Varalaxmi and Company, D.No.1126/3, Pragathi Nagar, Adilabad - 504001.

Note : That our 341-Adilabad Branch has also extended Financial Assistance (SECURED OD WITHOUT DP : 512120020011685) dated 10-01-2017 requested by No.10 of you represented by No.3 of you as Proprietor for which Nos.3 & 7 of you stood as Co-obligants for the facility for a total amount of **Rs.30,00,000/-** at a ROI of 14% and the balance outstanding as on **16-05-2024** is **Rs. 33,86,208/-**.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by M/s. Sri Lakshmi Reclaim Impex)

Commercial open land part of Industrial Area measuring 2 Acres 20 Guntas, in Sy. No 88/B/1/2, situated at Ponnari Village and GP, Mandal Tamsi, District Adilabad. Boundaries as under: East - Road, West - Land of Ramesh Ba Deshpande, North - Remaining Part of land bearing Sy. No.88/B/2 of Radha Nomula, W/o. Madhav Reddy and Kunta Arun Kumar Reddy, S/o. Kunta Srinivas Reddy, South - remaining land of the said Sy. No. belongs to this Vendor/Akban Mohammed Ibrahim.

Reserve Price : Rs.4,12,00,000/-

(Rupees Four Crore Twelve Lakh only)

Schedule - B : (Property Owned by Mrs. Palde Manjula, W/o. Palde Raghuvender)

RCC Residential building bearing D.No.51-D(51/D) in Sy. No.9-A (9/A) situated at Ward No.11, adjacent to GP No.11-25/2 with the extent area of 40 feet x 60 feet equals to 2,400 Sq.ft, situated at Dasnapur, GP Mavala Adilabad. Boundaries : East - Plot No 50, West - 20 feet wide Road, North - 20 feet Road, South - Plot No 40 over which now H.No.11-25/2.

Reserve Price : Rs.1,28,00,000/-

(Rupees One Crore Twenty Eight Lakh only)

Schedule - C : (Property Owned by Mr. Palde Raghuvender, S/o. Palde Narayan,

Mrs. Ganji Maithery, W/o. Late Palde Swaroop Raj, Mrs. Palde Manjula, W/o. Palde Raghuvender, Mr. Palde Ashwath, S/o. Late Palde Swaroop Raj & legal heirs of Palde Swaroop Raj)

Non-Agriculture land bearing Sy. No.421/A measuring 1 Acre 26 Guntas, in Sy. No.421/B measuring 31 Guntas, 421/A measuring 23 Guntas, total measuring 3 acres situated at village GP Mandal, Jainad, Dist Adilabad. Boundaries as under: East-remaining agriculture land in Sy. No. 421/A, West-Limits of Village Nirala, North - Road and South- Agriculture land of Sanjay Joshi and Sy.No.420.

Schedule - D : (Property Owned by M/s. Swaroop Renewable Green Energy)

All that part and parcel of the premises admeasuring 28,000 Sq.ft, situated at D.No. 9-174, in Sy. No 421/A and 421/AA, Village and Mandal Jainad, District Adilabad. Boundaries as under: East - Road, West - Land of others, North - Open land of lessor and South - Swaroop Green Carbon Industries.

Reserve Price : Rs.3,12,00,000/-

(Rupees Three Crore Twelve Lakh only) (For Schedule C & D only)

Schedule - E : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing Plot No.269, Total Measuring = 3,200 Sq.ft. = 355.55 Sq. Yards = 297.28 Sq.Meters in Sy.No.34, 35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Road, West: Open Land, North: Open Land, South: Road.

Schedule - F : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing No.48, Total Measuring 30 Feet X 50 Feet = 1,500 Sq.ft. = 166.66 Sq. Yards = 139.35 Sq. Meters, in Sy. Nos. 34, 35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Road, West: Open Land, North: Plot No.47, South: Plot No.67.

Schedule - G : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing Plot No.46, Total Measuring 40 Feet X 60 Feet = 2,400 Sq.ft. = 266.66 Sq. Yards = 223 Sq. Meters in Sy. Nos.34,35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Plot No.45, West: Road, North: Road, South: Plot No.49.

Schedule - H : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing No.47, Total Measuring 30 Feet X 50 = 1500 Sq.ft. = 166.66 Sq. Yards = 139.35 Sq Meters in Sy. Nos.34,35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Road, West: Open Land, North: Open Land, South: Plot No.48.

Schedule - I : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing No.67, Total Measuring 30 Feet X 50 = 1,500 Sq.ft. = 166.66 Sq. Yards = 139.35 Sq Meters in Sy. Nos.34,35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Road, West: Open Land, North: Plot No.48, South: Plot No.68.

Schedule - J : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing No.68, Total Measuring 30 Feet X 50 Feet = 1,500 Sq.ft. = 166.66 Sq. Yards = 139.35 Sq Meters in Sy. Nos. 34, 35 & 39 located at Village Desnapur, GP Mavala, Adilabad. Bounded by: East: Road, West: Open Land, North: Plot No.67, South: Plot No.87.

Schedule - K : (Property Owned by Mr. Palde Sampath Raj, S/o. Palde Raghuvender)

Residential Open Plot Bearing Plot No.29, Total Measuring = 900 Sq.ft. = 100 Sq. Yards = 83.61 Sq. Meters in Sy. Nos.34,35 & 39 located at Village Dasnapur, GP Mavala, Adilabad. Bounded by: East: Plot No.30, West: Open Land, North: Open Land, South: Road..

Reserve Price : Rs.1,22,00,000/-

(Rupees One Crore Twenty Two Lakh only) (For Schedule E, F, G, H, I, J & K only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
05-08-2024	City Union Bank Limited, Adilabad Branch, 4-3-75/2, Hameedpura, Near Netaji Chowk, Adilabad - 504001. Telephone No.08732-233905, Cell No. 9391729543.

Terms and Conditions of 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, Adilabad Branch, 4-3-75/2, Hameedpura, Near Netaji Chowk, Adilabad - 504001**. (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.08732-233905, Cell No.9391729543**. (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 : 28-05-2024

Authorised Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District,

Tamil Nadu - 612001, CIN - L65110TN1904PLC001287,

Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

Size : 16 x 20 cm.