

**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.63,36,13,319/- (Rupees Sixty Three Crore Thirty Six Lakh Thirteen Thousand Three Hundred and Nineteen only)** as on **20-05-2025** together with further interest to be charged from **21-05-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s.Bhavanam Spinning Mills (P) Limited, D.No.4-5-29/143, 2/2, Vidya Nagar, SBI Officer Colony, Guntur - 522007. Also at, M/s.Bhavanam Spinning Mills (P) Limited, Bhimineni Vari Palem, Siripuram Road, Guntur District - 522438. No.2) Mr.Bhavanam Venkatappa Reddy, S/o.Konda Reddy, Flat No.4A, Temple Tower Apartment, 5th Line, Guntur - 522006. Also at, Mr.Bhavanam Venkatappa Reddy, S/o.Konda Reddy, D.No.1-1-773, 2/2, Vidya Nagar, SBI Officers Colony, Ring Road, Guntur - 522007. No.3) Mrs. Bhavanam Bullamma, W/o. Konda Reddy, D.No.1-1-773, 2/2, Vidya Nagar, S.B.I Officers Colony, Ring Road, Guntur - 522007. Also at, Mrs. Bhavanam Bullamma, W/o.Konda Reddy, D.No.1-2, Nallapadu, Guntur - 522005. No.4) Mrs. Bhavanam Siva Kumari, W/o.Bhavanam Venkatappa Reddy, D.No.1-1-773, 2/2, Vidya Nagar, SBI Officers Colony, Ring Road, Guntur - 522007. Also at, Mrs.Bhavanam Siva Kumari, W/o.Bhavanam Venkatappa Reddy, Flat No.4A, Temple Tower Apartment, 5th Line, Guntur - 522006 No.5) Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy, D.No.1-1-773, 2/2, Vidya Nagar, SBI Officers Colony, Ring Road, Guntur - 522007. Also at, Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy, D.No.1-2, Nallapadu, Guntur - 522005. No.6) Mr.Bhavanam Ramakoti Reddy, S/o. Konda Reddy, D.No.1-1-773, House No.27, 2/2, Vidhya Nagar, SBI Officer Colony, Ring Road, Guntur - 522005 No.7) Mrs. Bhavanam Adilakshmi, W/o.Ramakoti Reddy, D.No.1-1-773, House No.27, 2/2, Vidhya Nagar, SBI Officer Colony, Ring Road, Guntur - 522005.**

**Immovable Properties Mortgaged to our Bank**  
**Schedule - A : (Property Owned by M/s.Bhavanam Spinning Mills (P) Limited)**  
Item No.1: All that Part and Parcel of Land & Building ( Spinning Mill Unit, Machinery Hall, Godowns, Staff Quarters & Others ) Existing now and Construction to be put up there on in future at Vemavaram Grama D.No.33, 35/1, Assessment No.525, 526, Vemavaram Grama Panchayat Area, Phirangipuram Sub-District, Narasaraopet Registration District, Guntur District. Measuring an Extent Ac.11.37 Cents ( or ) 55030.80 Sq.Yards within the following Boundaries: East : Property Purchased By Vendee From Potlappalli Krishna Reddy & Others, South : Property Purchased By Vendee From Potlappalli Koti Reddy & Others, West : Land of Bathula Anji Reddy & Others, North : NSP Bode Channel & Others.  
Item No.2: All that Part and Parcel of Land/Pathway Access to Item No.01 Property & Building Existing Now and Construction to be Put up there on in future at Vemavaram Grama D.No.33, 44, 45/D Situated within Vemavaram Grama Panchayat Area, Phirangipuram Sub-District, Narasaraopet Registration District, Guntur District. Measuring an extent of 1271 Sq.Yards with in the following Boundaries: East : Panchayat Road, South, Panchayat Road, West : Land of Chejeiti Rami Reddy, North : Item No.01 Property. Excluding Machineries.

**Reserve Price : Rs.20,00,00,000/- (Rupees Twenty Crore only)**  
**Schedule - B : (Property Owned by M/s.Bhavanam Spinning Mills (P) Limited)**  
A) All that part and parcel of land & Building existing now and Construction to be putup there on in future at D.No: 211/2B/2A1 and 2A3, Situated within Velavarthipadu Gram Panchayat limits, Velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring an extent of Ac.1.00 with in the following Boundaries: East : Land of Patibandla Srinivasa Rao, South : Land of Patibandla Koteswara Rao, West : Siripuram Road, North : Land of Bhavanam Konda Reddy,  
B) All that Part and Parcel of Land & Building existing now and Construction to be putup there on in future at D.No:211/2A/2A1B, 211/2C/2D, D.No: 210/2B/1B and 210/2B/3C2 Situated within Velavarthipadu Gram Panchayat Limits, Velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring: An extent of Ac.0.60 Cents of Land within the following Boundaries:- East : P.W.D Canal, South : Land Sold to Spinning Mill, West : Land of Spinning Mill, North : Land of Sanagavarapu Venkateswarlu.  
C) All that part and parcel of Land & Building existing now and construction to be putup there on in future at D.No: 211/1B/1C3, Situated within Velavarthipadu Gram Panchayat Limits velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring : An Extent of Ac.1.16 Cents of land within the following Boundaries:- East : P.W.D Canal, South : Land of Spinning Mill, West : Siripuram Road, North : Land of Patibandla Koteswara Rao.

D1) All that part and parcel of Land & Building existing now and Construction to be putup there on in future at D.No: 211/1B/1C3, Situated within Velavarthipadu Gram Panchayat Limits, Velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring: An Extent of Ac.1.30 Cents of Land within the following Boundaries:- East : P.W.D Canal, South : Land of Bhavanam Rama Koti Reddy, West : Siripuram Road, North : Land of Bhavanam Konda Reddy.  
D2) All that Part and parcel of Land & Building existing now and Construction to be putup there on in future at D.No:211/1, Situated within Velavarthipadu Gram Panchayat Limits Velavarthipadu Village, Medikonduru Mandal Guntur District. Measuring: An Extent of Ac.1.19 Cents of land within the following Boundaries: East : P.W.D Canal, South : Land of Sons of Shaik Babu Saheb, West : Siripuram Road, North : Land of Spinning Mill.  
E) All that Part and parcel of Land & Building existing now and Construction to be putup there on in future at D.Nos: 211/2A/2A1, 211/2A/2A3, 211/2B/2A1, 211/2A/2C1 and 211/2B/2C3 Situated within Velavarthipadu Gram Panchayat Limits, Velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring : An Extent of Ac.1.66 cents of Land within the following Boundaries:- East : P.W.D Canal, South : Land of Spinning Mill, West : Siripuram Road, North : Land of Spinning Mill.

**Schedule - F : (Property Owned by Mr.Bhavanam Venkatappa Reddy, S/o.Konda Reddy)**  
a) All that part and Parcel of land & Building existing now and Construction to be putup there on in future at D.No.211/2A/2A1 Situated within Velavarthipadu Gram Panchayat Limits, Velavarthipadu Village, Medikonduru Mandal, Guntur District. Measuring an extent of Ac.2.00 Cents of land with in the following Boundaries: East : Land of Sanagavarapu Veeraswamy etc, South : Land of Bhavanam Konda Reddy, West : Siripuram Road, North : Donka leads to Velavarthipadu.  
**Schedule - G : (Property Owned by Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy)**  
b) All that Part and Parcel of Land & Building existing now and Construction to be putup there on in future at D.No:211/2A/2A1 Situated Within Jangamuntlappalem Gram Panchayat Limits, Potlapadu Village, Medikonduru Mandal, Guntur District. Measuring an extent of Ac.1.06 Cents of Land with in the following Boundaries: East : Land of Sanagavarapu Veeraswamy etc., South : Land of Patibandla Koteswara Rao, West : Siripuram Road, North : Land of Bhavanam Venkatappa Reddy. Excluding Machineries.

**Reserve Price : Rs.24,00,00,000/- (Rupees Twenty Four Crore only) (For Schedule - B, F & G)**

**Schedule - C : (Property Owned by Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy)**  
A) All that part and parcel of Land & Building existing now and Construction to be putup there on in future at Door No: 1-1 Within Nallapadu Grama Panchayat limits Guntur District - Measuring an extent of 376 Sq.Yds of land within the following Boundaries: (D.No:418), East : Site of Duggempudi Sitarami Reddy etc, South : Site of Duggempudi Sitarami Reddy etc, West : Wall of Duggempudi Sitarami Reddy to Some extent and wall of Challa Rami Reddy to Some extent, North : Pantla Kaluva.  
B) All that part and parcel of Land & Building existing now and Constuction to be putup there on in future at Door No: 1-1 within Nallapadu Grama Panchayat limits ,Guntur District - Measuring an extent of 24 Sq.yds of Site Within the following Boundaries:- (D.No:418), East : Site of Duggempudi Sitarami Reddy etc, South : Panchayathi Bazar, West : Compound wall, North : Property of item No.1.  
C) All that part and parcel of land & building existing now and Construction to be putup there on in future at Door No:1-1 Within Nallapadu Gram Panchayat Limits, Guntur District - Measuring an extent of 76 1/2 Sq.yds of Site within the following Boundaries: (D.No.418), East : Site Sold to Ganta Venkata Subba Reddy ; South : Site Sold to Modala Konda Anki Reddy and Bhavanam Konda Reddy, West : Site of Bhavanam Konda Reddy, North : Canal.  
D) All that Part and Parcel of Land & Building existing Now and Construction to be putup there on in future at Door No:1-1 Within Nallapadu Grama Panchayat Limits, Guntur District - Measuring on extent of 67 2/3 Sq.yds of Site Within the following Boundaries: (D.No:418), East : Kaluva and Bazar, South : Site Sold to Ganta Venkata Subba Reddy, West : Site of item No:1, North : Canal.  
E) All that Part and parcel of Land & Building existing now and Construction to be putup there on in future at Door No:1-1 within Nallapadu Grama Panchayat Limits, Guntur District. Measuring an extent of 251 Sq.yds of Site Within the following Boundaries:- (D.No:418) East : Site of Mudela Anki Reddy, South : Panchayathi Bazar, West : Site Bhavanam Konda Reddy, North : Site Bhavanam Konda Reddy.

**Reserve Price : Rs.2,32,00,000/- (Rupees Two Crore Thirty Two Lakh only)**  
**Schedule - J : (Property Owned by Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy)**  
a) All that part and parcel of land & Building existing now and Construction to be putup there on in future at Door No.4-5-29/143, Asst.No.5845 Situated at SBI Officers Colony, 2/2 Vidya Nagar, Guntur. Measuring an extent of 240 Sq.yds of Site and a Daba House Constructed within the following Boundaries: (D.No:18/A), East : Joint Wall, South : Road, West : Compound Wall of Nagi Reddy ( Flat No:28), North : House of K.Sambasiva Rao (Flat No.20).  
b) All that part and Parcel of land & Building existing now and Construction to be putup there on in future at Door No: 4-5-29-143, Asst.No.5845 Situated at S.B.I officers Colony, 2/2 vidya Nagar, Guntur. Measuring an extent of 240 Sq.yds of Site and a daba house Constructed within the following Boundaries: (D.No.18/A), East : Compound Wall of thota Rathaiah (Flat No:26), South : Road, West : Joint Wall, North : Compound Wall of kuragallu Sambasiva Rao (Flat No.20).

**Reserve Price : Rs.5,80,00,000/- (Rupees Five Crore Eighty Lakh only)**  
**Schedule - K : (Property Owned by Mr.Bhavanam Konda Reddy, S/o.Venkata Reddy)**  
a) All that part and Parcel of Land & Building existing now and Construction to be Putup there on in future at D.No:75/2C Situated within Jangamuntlappalem Gram Panchayat Limits, Potlapadu Village, Medikonduru Mandal, Guntur District. Measuring an extent of Ac.1.27 Cents of land within the following Boundaries: East : Road leads to Siripuram, South : Land bearing D.No.101/4C, West : P.W.D Canal, North : Land of Edara Mahalakshmi.  
b) All that part and parcel of land & Building existing Now and Construction to be putup there on in future at D.No: 101/4C Situated within Jangamuntlappalem Gram Panchayat Limits, Potlapadu Village, Medikonduru Mandal Guntur District - Measuring an extent of Ac.1.05 Cents of land with in the following Boundaries: East : Road leads to Siripuram, South : Land of Kotha Venkata Ramaiah etc, West : P.W.D Canal, North : Land bearing D.No:75/2C.

**Reserve Price : Rs.8,09,00,000/- (Rupees Eight Crore Nine Lakh only)**  
**AUCTION DETAILS**  

Date of Tender-cum-Auction Sale	Venue
29-09-2025	City Union Bank Limited, Guntur-Patnam Bazaar Branch, D.No.23-6-122, Rama Enclave, Patnam Bazar, Guntur, Andhra Pradesh - 522003. Telephone No.08632-222005, Cell Nos.9390735612, 8925876329.

**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, Guntur - Patnam Bazaar Branch, D.No.23-6-122, Rama Enclave, Patnam Bazar, Guntur, Andhra Pradesh - 522003.** (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.08632-222005, Cell Nos.9390735612, 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 : 21-08-2025** **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

Size : 16 x 27 cm.