



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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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., Symbolic 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 30-09-2025 at 01.00 p.m. for Recovery of Rs.4,25,87,045/- (Rupees Four Crore Twenty Five Lakh Eighty Seven Thousand and Forty Five only) as on 03-09-2025, together with further interest thereon from 04-09-2025 and Other Incidental Expenses, etc. due to the Secured Creditor from

No.1) M/s. Satyanarayana Jewellers, D No.10-1-12, Kotagummam Down, Pushkar Ghat, Rajahmundry - 533101. No.2) Mr. Boddu Venkata Ramana Srinivas, S/o. Suri Appa Rao, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. No.3) Mrs. Boddu Usha Madhuri, W/o. B.V.R. Srinivas, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. No.4) Mr. Boddu Suryanarayana Murthy, S/o. Suri Appa Rao, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. Also At, Mr. Boddu Suryanarayana Murthy, S/o. Suri Appa Rao, D.No.86-18-56/9, Flat No.205, VL Puram, S N K Pearls Plaza, Rajahmundry - 533101. No.5) Mrs. Boddu Lavanya Lakshmi, W/o. B. Suryanarayana Murthy, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. Also At, Mrs. Boddu Lavanya Lakshmi, W/o. B. Suryanarayana Murthy D No 86-18-56/9, Flat No.205, VL Puram, S N K Pearls Plaza, Rajahmundry - 533101. No.6) Mr. Boddu Suri Appa Rao, S/o. Ramulu, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. Also At, Mr. Boddu Suri Appa Rao, S/o. Ramulu, D.No.18-6-29, 2nd Street, Lingam Peta, Rajahmundry - 533101. No.7) Mrs. Boddu Satyavathi, W/o. Suri Appa Rao, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101. Also At, Mrs. Boddu Satyavathi, W/o. Suri Appa Rao, D.No.18-6-29, 2nd Street, Lingam Peta, Rajahmundry - 533101. No.8) Mrs. Nijampudi Padmavathi, W/o. Rama Rao, D.No.2-17-1/6, Shanthi Nagar, Nidadavolu, West Godavari - 534301. No.9) Mr. Boddu Surya Manikanta, S/o. B.V.R. Srinivas, D.No.79-1-6, Tilak Road, Sowbagya Nilayam, J N Road, Rajahmundry - 533101.

The Reserve Price will be Rs.5,56,00,000/-
(Rupees Five Crore Fifty Six Lakh only). For Schedule : C, D, E, F, G, M, N & Q.

The Earnest Money Deposit will be Rs.55,60,000/-
(Rupees Fifty Five Lakh Sixty Thousand only).

The Sale is proposed to be conducted through "Swiss Challenge Method", based on an existing offer in hand (Anchor Bidder). Parties interested to buy the properties may Challenge the Anchor bid for any higher amount with an incremental amount of Rs.1,00,000/- and the Anchor Bidder (Original Offeror) will have a right to match the same. If in case the Original Offeror (Anchor Bidder) fails to match the highest bid, the property will be sold to the Challenging highest bidder.

Date of Inspection : 29-09-2025 (working days only) between 11 a.m. to 4 p.m.

Last Date for submission of Bid & EMD : 30-09-2025 by 12.00 Noon

Place of Auction : City Union Bank Limited, Rajahmundry Branch, 7-30-9 & 7-28-1, Vygram Road, T. Nagar, Rajahmundry, East Godavari - 533101.

Incremental amount : Rs. 1,00,000/- (Rupees One Lakh only)

Immovable Properties Mortgaged to our Bank

Schedule - C : (Property Owned by Mr. Boddu Suryanarayana Murthy, S/o. Suri Appa Rao)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and Un-Specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No: 79-1-5, North : J.N.Road, Item B Schedule Flat Unfinished flat bearing No:F-2 in First Floor bearing D.No:79-1-6/3 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Main entrance, common corridor and staircase, West : Open to Sky, North : Open to Sky (JN Road). Together with electrical service connection and with all easement rights etc.

Schedule - D : (Property Owned by Mrs. Boddu Satyavathi, W/o. Suri Appa Rao)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and Un-Specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No: 79-1-5, North : J.N.Road, Item B Schedule Flat : Unfinished flat bearing No:T-2 in Third Floor bearing D.No: 79-1-6/3 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Main entrance, common corridor and staircase, West : Open to Sky, North : Open to Sky (JN Road). Together with electrical service connection and with all easement rights etc.

Schedule - E : (Property Owned by Mr. Boddu Suri Appa Rao, S/o. Ramulu)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and Un-Specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No:79-1-5, North :

J.N.Road, Item B Schedule Flat : Unfinished flat bearing No:T-1 in Third Floor bearing D.No:79-1-6/6 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Open to Sky, West : Open to Sky, North : Main Entrance, Common Corridor and Stair Case Together with electrical service connection and with all easement rights etc.

Schedule - F : (Property Owned by Mrs. Boddu Lavanya Lakshmi, W/o. B. Suryanarayana Murthy)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and Un-Specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No:79-1-5, North : J.N.Road, Item B Schedule Flat Unfinished flat bearing No:G-2 in Ground Floor bearing D.No:79-1-6/1 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 1,100 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Main Entrance, Common Corridor and Stair Case, West : Open to Sky, North : Open to Sky (JN Road). Together with electrical service connection and with all easement rights etc.

Schedule - G : (Property Owned by Mrs. Boddu Usha Madhuri, W/o. B.V.R. Srinivas)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B near D.No: 79-1-6, Total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and un-specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No: 79-1-5, North : J.N.Road, Item B Schedule Flat Unfinished flat bearing No G-1 in Ground Floor bearing D.No: 79-1-6 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 1,100 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Open to Sky, West : Open to Sky, North : Main Entrance, Common Corridor and Stair Case Together with electrical service connection and with all easement lights etc.

Schedule - M : (Property Owned by Mr. Boddu Venkata Ramana Srinivas, S/o. Suri Appa Rao)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and un-specified right of extent of 1/8th joint right of 36.72 Sq. Yds. out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No:79-1-5, North : J.N.Road, Item B Schedule Flat Unfinished flat bearing No:F-1 in First Floor bearing D.No:79-1-6/4 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Open to Sky, West : Open to Sky, North : Main Entrance, Common Corridor and Stair Case Together with electrical service connection and with all easement rights etc.

Schedule - N : (Property Owned by Mr. Boddu Suryanarayana Murthy, S/o. Suri Appa Rao)

East Godavari District, Rajahmundry SRO, Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation Area, an extent of Ac.5.13 cents in RS No:291, Sub-Divided as RS No:291/B, near D.No:79-1-6, total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and un-specified right of extent of 1/8th joint right of 36.72 Sq. Yds. out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House wall of Gopineedi Ganga Raju bearing D.No:79-1-5, North : J.N.Road, Item B Schedule Flat : Unfinished flat bearing No:S-2 in Second Floor bearing D. No:79-1-6/3 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq. ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Main Entrance, Common Corridor and Stair Case, West : Open to Sky, North : Open to Sky (JN Road) Together with electrical service connection and with all easement rights etc.

Schedule - Q : (Property Owned by Mr. Boddu Venkata Ramana Srinivas, S/o. Suri Appa Rao)

East Godavari District, Rajahmundry SRO Rajahmundry Rural, Gandhi Nagar, Prakash Nagar Panchayat, Presently Rajahmundry Municipal Corporation Area, an extent of Ac.5.13 cents in RS No: 291. Sub-Divided as RS No: 291/B near D.No:79-1-6 total extent of 293.81 Sq. Yds. out of 500 Sq. Yds. after leaving Site for road widening purpose and the said Site is 293.81 Sq. Yds., is bounded by: A SCHEDULE The undivided and Un-Specified right of extent of 1/8th joint right of 36.72 Sq. Yds., out of 293.81 Sq. Yds. bounded by: East : Tilak Road, South : House property with D.No:79-2-28, West : House Wall of Gopineedi Ganga Raju bearing D.No: 79-1-5, North : JN Road, Item B Schedule Flat Unfinished flat bearing No.S-1 in Second Floor bearing D.No:79-1-6/4 and the apartment known as Sowbhagya Nilayam consists of Cellar + Ground + 3 upper floors constructed in the above A schedule property and the said flat is of an extent of 800 Sq.ft. with common areas and with all easement rights bounded by: East : Open to Sky (Tilak Road Side), South : Open to Sky, West : Open to Sky, North : Main entrance and stair case Together with electrical service connection and with all easement rights etc.

Details of Authorised Officer : Cell Nos. 8925909729, 8925876329,
Email : crmd@cityunionbank.in

For Further Details Contact : 1) The Branch Manager, Rajahmundry Branch; Cell No. 9397911267, Email:cub120@cityunionbank.in 2) Authorised Officer : Cell Nos : 8925909729, 8925876329, Email: crmd@cityunionbank.in

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

Place : Kumbakonam, **Authorised Officer**
Date : 11-09-2025 **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

Size : 16 x 25 cm.

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 , Rajamundry Branch, 7-30-9 & 7-28-1, Vygram Road, T. Nagar, Rajahmundry, East Godavari - 533101
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 12.00Noon. 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 No. 9397911267, 8925876329
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 multiplies 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 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.