



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

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.8,77,41,346/- (Rupees Eight Crore Seventy Seven Lakh Forty One Thousand Three Hundred and Forty Six only)** as on 10-09-2025 together with further interest to be charged from 11-09-2025 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s.Perumalla Associates, D.No.9-6-30/1, 9-6-30/2, Kasba Bazar, Khammam, Telangana-507001. Also At: M/s. Perumalla Associates, D. No. 9-6-28, 9-6-35, Kasba Bazar, Khammam, Telangana - 507002. Also At: M/s. Perumalla Associates, H.No. 9-6-30/1, 9-6-30/2, Babalar Khammam, Telangana - 507001. No.2) Mr.Perumalla Anil Kumar, S/o.Perumalla Seshagiri Rao, H.No.9-11-68/1, Kaman Bazar, Khammam - 507001. No.3) Mr.Dara Praveen Kumar, S/o.Nageswara Rao, H.No.4-5-147/A, Bijjalavari Thota, Prakash Nagar, Khammam - 507003. No.4) Mr.Perumalla Seshagiri Rao, S/o.Nageswara Rao, H.No. 9-11-68, Kaman Bazar, Khammam - 507001. Also At: Mr.Perumalla Seshagiri Rao, S/o.Nageswara Rao, H.No. 9-11-68/1, Kaman Bazar, Khammam - 507001. No.5) Mr.Perumalla Srinivasa Rao, S/o.Nageswara Rao, H.No. 9-11-68, Kaman Bazar, Khammam-507001. Also At: Mr.Perumalla Srinivasa Rao, S/o.Nageswara Rao, H.No. 9-11-68/1, Kaman Bazar, Khammam - 507001. No.6) Mrs. Navyatha (Legal heir of Late Sailaja), W/o.Modala Venkata Naga Cyril, H.No. 9-11-68/1, Kaman Bazar, Khammam - 507001. No.7) Mrs. Nikhitha (Legal heir of Late Sailaja), W/o.Rakesh, H.No. 1-13-1066/2, Vasavi Colony, Hyderabad - 500035. No.8) Mr.Naga Cyril Modala Venkata, S/o. Modala Venkata Chakradhara Rao, H.No. 9-11-68, Kaman Bazar, Khammam - 507001. Also At: Mr. Naga Cyril Modala Venkata, S/o.Modala Venkata Chakradhara Rao, D.No. 10-4-1/A, Mamillagudem, Saibaba Temple Road, Khammam - 507003. No.9) Mrs. Modala Sasikala, W/o.Venkata Chakradhara Rao, H.No. 9-11-68, Kaman Bazar, Khammam - 507001. No.10) Mrs. Perumalla Venkata Ratnam, W/o.Nageswara Rao, H.No. 9-11-68/1, Kaman Bazar, Khammam - 507001. No.11) Mrs. Dara Nagarajakumari, W/o.Nageswara Rao, H.No. 4-5-147/A, Bijjalavari Thota, Khammam - 507003. No.12) Mr. Dara Nageswara Rao, S/o. Late Narasimha Rao, H.No. 4-5-147/A, Bijjalavari Thota, Prakash Nagar, Khammam - 507003. No.13) Mrs.Dara Sravanthi, W/o.Praveen Kumar, H.No. 4-5-147/A, Bijjalavari Thota, Prakash Nagar, Khammam - 507003. No.14) Mrs. Perumalla Nirmala, W/o.Perumalla Seshagiri Rao, H.No.9-11-68/1, Kaman Bazar, Khammam - 507001. No.15) M/s.Perumalla Textiles, D.No.9-1-33, Kaman Bazar, Khammam, Telangana - 507001. No.16) M/s. Perumalla Associates Exit, D.No. 2-6-307, 1B Road, Karimnagar, Telangana - 505001. No.17) Mr. Konda Rakesh, S/o.K Ramesh, H.No. 1-13-1066/2, Vasavi Colony, Hyderabad - 500035. No.18) Mr. Konda Abilash, S/o.K Ramesh, D.No. 4-1-12, Osmanpura, Karim Nagar - 505001. Also At: Mr.Konda Abilash, S/o.K.Ramesh, D.No. 8-5-357/A, Raghavendra Nagar, Karimnagar, Telangana - 505001. No.19) Ms.konda Madhavi, D/o. K.Ramesh, H.No. 1-13-1066/2, Vasavi Colony, Hyderabad - 500035. No.20) Mr.Perumalla Shyam Sundar Rao (Legal heir of Late Perumalla Nageswara Rao), S/o.Late Perumalla Nageswara Rao, H.No. 9-11-68/1, Kaman Bazar, Khammam - 507001.

Note:-1) That our 265-Khammam Branch has also extended financial assistance (CUB OSL TERM EMI-BR:50181208000222) dated 07-05-2014 requested by No.4. of you for which Nos.4,14 of you stood as co-obligants and No. 5, Late Nageswara Rao (Now represented by his legal heirs No. 4, 5, 9, 10,20) of you stood as guarantor for the facility for a total amount of **Rs.50,00,000/-** at a ROI of 12.50% and the outstanding balance as on 10-09-2025 is **Rs.19,23,846/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 11-09-2025 till the date of penalization.

2) That our 265-Khammam Branch has also extended financial assistance (CUB OSL TERM EMI-BR:501812080002223) dated 07-05-2014 requested by No.5. of you for which No.5, Late Sailaja (Now Represented by her legal heirs No. 5, 6 & 7) of you stood as Co-obligants and No. 4, Late Nageswara Rao (Now represented by his legal heirs Nos. 4, 5, 9, 10 & 20) of you stood as Guarantor for the facility for a Total Amount of **Rs. 50,00,000/-** at a ROI of 12.50% and the outstanding balance as on 10-09-2025 is **Rs.19,20,025/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 11-09-2025 till the date of realization

3) That our 265-Khammam Branch has also extended financial assistance (CUB OSL TERM EMI-BR:501812080008310) dated 07-05-2014 requested by No.5. of you for which No.5, Late Sailaja (Now Represented by her legal heirs Nos. 5, 6 & 7) of you stood as Co-Obligants and No. 4, Late Nageswara Rao (Now represented by his legal heirs Nos. 4, 5, 9, 10&20) of you stood as guarantor for the facility for a Total Amount of **Rs.25,00,000/-** at a ROI of 12.50% and the outstanding balance as on 10-09-2025 is **Rs.20,49,14/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 11-09-2025 till the date of realization

4) That our 265-Khammam Branch has also Extended Financial assistance (CUB OSL TERM EMI-BR:501812080008309) Dated 07-05-2014 requested by No.4. of you for which No.4,14 of you stood as Co-Obligants and Nos.5, Late Nageswara Rao (Now represented by his legal heirs Nos. 4, 5, 9, 10,20) of you stood as guarantor for the facility for a Total Amount of **Rs. 25,00,000/-** at a ROI of 12.50% and the outstanding Balance as on 10-09-2025 is **Rs.20,19,144/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from 11-09-2025 till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - B : (Property Owned by Mr. Perumalla Srinivasa Rao, S/o.Nageswara Rao)

The House bearing No.6-2 (2)/88 (Old), 10-4-1/A (New) Part, along with Vacant Site admeasuring 624.22 Sq.Yards, Equivalent to 521.92 Sq.mts., situated at Burhanapuram (Mamillagudem), Khammam Town and District, within the Following Boundaries:- East : Municipal Road, West : Municipal Gally, North : H.No.10-4-1 of Jupilli Venkaiiah, South : Remaining part of H.No.10-4-1/A of Vacant Site of Perumalla Seshagiri Rao.

Reserve Price : Rs.3,36,00,000/-
(Rupees Three Crore Thirty Six Lakh only)

Schedule - E : (Property Owned by Mrs. Dara Nagarajakumari, W/o.Nageswara Rao)
Open Site, in and out of Sy.No.140, measuring to an extent of 409.13 Sq.Yds, situated at Siddareddy Collage Area, Khammam, Khammam District. Bounded by: East : Common way and 30 Feetwide Municipal Road, West : Compound Wall of Siddareddy Collage, North : Open Plot of V. Veeralah (Part) & a Wall of Sujatha, South : Houses bearing Nos.4-5-54/5/1 & 4-5-54/6.

Reserve Price : Rs.49,00,000/-
(Rupees Forty Nine Lakh only)

Schedule - F : (Property Owned by Mrs. Dara Sravanthi, W/o.Praveen Kumar)
Open site, in and out of Sy.No.460 & 461, Plot No.181 part & 182 measuring to an extent of 413.33 Sq yds, situated at Near Srinivasa Nagar, Khammam Town and District. Bounded by: East: 40 Feet proposed Road, West: Plot No.185, North: Plot No.183, South: Plot No.181 part.

Reserve Price : Rs.62,00,000/-
(Rupees Sixty Two Lakh only)

Schedule - G : (Property Owned by Mrs. Perumalla Venkata Ratnam, W/o.Nageswara Rao)
Residential Land and Building to the extent of 166.75 Sq.Yds situated at D.No.9-11-68, Kaman Bazar, Khammam. Bounded by: East : Municipal Corporation Road, West : Municipal Drain North: House of Perumalla Nageswara Rao, H. No : 9-11-67(Deed No.2605/1970), South : House of Mittappalli Venu.

Reserve Price : Rs.1,33,00,000/-
(Rupees One Crore Thirty Three Lakh only)

Schedule - K : (Property Owned by Mr.Perumalla Anil Kumar, S/o.Perumalla Seshagiri Rao, Mr. Naga Cyril Modala Venkata, S/o. Modala Venkata Chakradhara Rao & Mrs. Perumalla Nirmala, W/o.Perumalla Seshagiri Rao, Late Sailaja : (Now represented and her legal heirs of : Mr. Perumalla Srinivasa Rao, S/o.Nageswara Rao, Mrs.Navyatha, W/o.Modala Venkata Naga Cyril & Mrs. Nikhitha, W/o.Rakesh)

All that part and parcel of RCC Roof Commercial Building of Ground Floor, First Floor, Second Floor and Third Floor now and construction to be put on there to an extent of 316.00 Sq. Yards. Situated at H.Nos. 9-6-28 & 9-6-35, Kasba Bazar, Khammam Municipal Corporation, Khammam District. Bounded by: East : Municipal Gally Some Part, House of Bhadramma, West : Municipal Corporation Road, North : Building of Mahabub Khan and Building of Shantam Satyam, Own Joint wall and Municipal Gally, South : House of Veggalam Nagamani Alias Anuradha and own Joint Wall.

Reserve Price : Rs.6,10,00,000/-
(Rupees Six Crore Ten Lakh only)

Schedule - M : (Property Owned by Mr.Perumalla Seshagiri Rao, S/o.Nageswara Rao)
The Commercial/Residential Open Site Situated at, Plot Nos. 5, 16, 16/1, to an extent of 1488.88 Sq.Yards, In and out of Sy.No.112, Situated at Tekulapalli, Near Indira Nagar Colony, Khanapuram Haveli, Khammam Town, Khammam District. Boundaries of Plot No. 5 : East : 100 Feet Wyra Road, West: 30 Feet Road, North: Plot No.4, South 30 Feet Proposed Road, Boundaries of Plot No.16 : East : 30 Feet Road, West : 20 Feet Road, North : Plot No.15, South : 30 Feet Road. Boundaries of Plot No16/1: East : 20 Feet Road, West : Land of Chilaka Ramulu, North : Plot No.15/1, South 30 Feet Road.

Reserve Price : Rs.8,77,00,000/-
(Rupees Eight Crore Seventy Seven Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
13-10-2025	City Union Bank Limited, Khammam Branch, 1-7-64 & 65, Trunk Road, Khammam, Telangana - 507003. Telephone No.08742-238223, Cell No. 9346857102.

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, Khammam Branch, 1-7-64 & 65, Trunk Road, Khammam, Telangana - 507003.** (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.08742-238223, Cell No. 9346857102.** (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-ther is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. for **Schedule - B, E, F & G Properties** and 03.00 p.m. for **Schedule - K Property, 04.00 p.m. for Schedule - M Property** 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 : 16-09-2025 **Authorised Officer**

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287,
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Size : 16 x 23 cm.

