



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 24 cm.

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.78,79,934/- (Rupees Seventy Eight Lakh Seventy Nine Thousand Nine Hundred and Thirty Four only)** as on **16-12-2024** together with further interest to be charged from **17-12-2024** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mr. Maddala Pitcheswara Rao, S/o. Maddala Mohana Rao, Residing at : D.No. 11/138-D2-2, GVR Street, 11th Ward, Eluru Road, Gudivada, Krishna District - 521301. No.2) Mrs. Maddala Venkateswaramma, W/o. Maddala Pitcheswara Rao, Residing at : D.No. 11/138-D2-2, GVR Street, 11th Ward, Eluru Road, Gudivada, Krishna District - 521301. No.3) Mr. Maddala Mohana Sai Karthik, S/o. Maddala Pitcheswara Rao, Residing at : D.No. 11/138-D2-2, GVR Street, 11th Ward, Eluru Road, Gudivada, Krishna District - 521301.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Maddala Pitcheswara Rao, S/o. Maddala Mohana Rao & Mrs. Maddala Venkateswaramma, W/o. Maddala Pitcheswara Rao)

All that piece and parcel of Residential Land and Building an Extent of 411.00 sq. yards out of Ac.0.62 Cents now and the superstructure to be put up thereon in future situated at R.S. No.245/5 of Valivarthipadu Village, 11th Ward of Gudivada, Old Door No.11/138/D2/2, New Door No.11/138-18, GVR Street, Eluru Road, Gudivada Town, Gudivada Mandal, Krishna District, Gudivada Sub-Registry Office, Within the following boundaries : East : Compound Wall belongs to Boyina Papamma H.No.11/138,90 feet , 5 inches, South : Municipal Bazaar : 40 feet, 3inches, West : Property belongs to Nandivada Palalochana Rao and others, 91 feet, 1 inch, North : Property belongs to K Veeraswamy and others : Door No.11/126; 41 feet, 3 inches.

Reserve Price : Rs.1,03,00,000/-

(Rupees One Crore Three Lakh only)

Schedule - B : (Property Owned by Mr. Maddala Pitcheswara Rao, S/o. Maddala Mohana Rao & Mrs. Maddala Venkateswaramma, W/o. Maddala Pitcheswara Rao)

Item No.1 : All that piece and parcel of Residential Land and building an extent of 40.80 sq.yds. undivided share out of 6,025.8 sq. yds. now and the superstructure to be put up thereon in future situated in R.S. Nos. 285/3, 4, 5A, Veda Apartments, Flat No. 512, in Fourth Floor of Aswini Block, Valivarthipadu Village, Gudivada Town, Gudivada Mandal, Krishna District, Gudivada Sub-Registry Office, within the following boundaries : East - Property belongs to Kilari Satyanaryana, Talluri Lakshmana Rao and others, South - Bye pass Road, West - Property belongs to Reddy Anuradha, North - Property belongs to Chaitanya constructions.

Item No.2 : All that piece and parcel of Residential land and building an plinth area of 1,035 sq. feet now and the superstructure to be put up thereon in future situated in R.S. Nos. 285/3, 4,5A, Veda Apartments, Flat No. 512, in Fourth Floor of Aswini Block, Valivarthipadu Village, Gudivada Town, Gudivada Mandal, Krishna District. Gudivada Sub-Registry Office, within the following boundaries : East - Corridor, South - Open to Sky and Flat No.511, West - Open to Sky, North - Open to Sky and Flat No.513.

Reserve Price : Rs.35,00,000/-

(Rupees Thirty Five Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
28-01-2025	City Union Bank Limited, Gudivada Branch, D.No.11/218, 1st Floor, Neni Plaza, Eluru Road, Gudivada, Krishna - 521301. Telephone No.08674-243571, Cell No: 9394212125.

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, Gudivada Branch, D.No.11/218, 1st Floor, Neni Plaza, Eluru Road, Gudivada, Krishna - 521301.** (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.08674-243571, Cell No.9394212125.** (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. for Schedule - A & 03.00 p.m. for Schedule - B** 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 : 20-12-2024

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