



# 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,

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### Schedule - H : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

Vacant Site to an Extent of 1,438.28 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A1 an extent of Ac. 8-59 Cents in which, Plots were laid in the name of "Vigneswara Nagar" in which Plot Nos. 1 & 2. Bounded by:- East :25 feet wide Road -130-6 feet, South : Shaik Ummar's Wife's Property - 70-9 feet, West : Circar Donka -132 feet, North : 30 feet wide Road -126 -6 feet.

**Reserve Price : Rs.40,00,000/-**  
(Rupees Forty Lakh only)

### Schedule - I : (Property Owned by Mr. Komatineni Poornaiah, S/o. Mr. Komatineni Chandra Rao)

Vacant Site to an Extent of 1,876.70 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A1 an extent of Ac. 8-59 Cents in which, Plots were laid in the name of "Vigneswara Nagar" in which Plot Nos.3, 4 & 5. Bounded by:- East : Plot Nos.8, 9, 7 & 6 -143 feet, South : 30 feet Wide Road - 75 feet, West : 40 feet Donka Road -165-5feet, North : Land of Mopuri Srinivasa Rao -144 feet.

**Reserve Price : Rs.50,00,000/-**  
(Rupees Fifty Lakh only)

### Schedule - J : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

Vacant Site to an Extent of 1,307.77 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A1 an extent of Ac. 8-59 Cents in which, Plots were laid in the name of "Vigneswara Nagar" in which Plot Nos.42, 43, 44, 54, 55 & 56. Bounded by:- East : 25 feet wide Road - 109-6 feet, South : Land of the wife of Shaik Ummar - 110 feet, West : 25 feet wide Road - 104-6 feet, North : Plot Nos.45 & 53 - 110 feet.

Vacant Site to an Extent of 443.05 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A1 an extent of Ac. 8-59 Cents in which, Plots were laid in the name of "Vigneswara Nagar" in which Plot Nos.41 & 26. Bounded by:- East : 25 feet wide Road - 39 feet, South : Land of the wife of Shaik Ummar - 110 feet, West : 25 wide Road - 33-6 feet, North : Plot Nos.27 & 40 - 110 feet.

**Reserve Price : Rs.47,00,000/-**  
(Rupees Forty Seven Lakh only)

### Schedule - K : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah & Mr. Komatineni Poornaiah, S/o. Mr. Komatineni Chandra Rao)

Vacant Site to an Extent of 925.83 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A2 an extent of Ac. 3.10 Cents in which an extent of Ac. 0.86 Cents, Plots were laid in the name of Vigneswara Nagar in which Plot Nos.57, 58, 59 & 60. Bounded by:- East : Land of Nakka Nageswara Rao - 153 feet, South : Land of Reddy Bollaiah - 55 feet, West : 25 feet Wide Road - 150 feet, North : 25 feet Wide Road - 55 feet.

Vacant Site to an Extent of 652.36 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A2 an extent of Ac. 3.10 Cents in which an extent of Ac. 0.86 Cents, Plots were laid in the name of Vigneswara Nagar in which Plot Nos.61, 62 & 63. Bounded by:- East : Land of Nakka Nageswara Rao - 105.6 feet, South : 25 feet Wide Road - 55 feet, West : 25 feet Wide Road - 108 feet, North : Land of Nakka Nageswara Rao - 55 feet.

**Reserve Price : Rs.42,00,000/-**  
(Rupees Forty Two Lakh only)

### Schedule - O : (Property Owned by Mrs. Kode Samrajyam, W/o. Mr. Kode Veeraiah)

Vacant Site to an extent of 5,469.20 Sq.Yards = Ac 1.13 Cents situated at Guntur District, Narasaraopet Registration District, Chilakaluripet SRD, Kavuru Village, D.No.217/B as per Land Conversion which was Sub-Divided as Ac. D.No.217/B2 as per Adangal, 1B Namoonaa. Bounded by:- East : Circar Donka, South : Maddali Ramadevis Land, West : Land of Kode Santha Kumari, North : Land of Thota Lakshmi Kumari.

**Reserve Price : Rs.86,00,000/-**  
(Rupees Eighty Six Lakh only)

### RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
20-11-2024	City Union Bank Limited, Narasaraopet Branch, 9-7-47, Bank Street, Arundelpet, Narasaraopet, Guntur, Andhra Pradesh - 522601. Telephone No.08647-221777, Cell No.9393824509.

### 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, Narasaraopet Branch, 9-7-47, Bank Street, Arundelpet, Narasaraopet, Guntur, Andhra Pradesh - 522601.** (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 01.00 p.m.** 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.08647-221777, Cell No.9393824509.** (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 02.00 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 : 21-09-2024 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**

Size : 16 x 24 cm.

## 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 (b) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.4,73,80,543/- (Rupees Four Crore Seventy Three Lakh Eighty Thousand Five Hundred and Forty Three only)** as on 10-09-2024 together with further interest to be charged from 11-09-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) M/s. Nityaanandini Enterprises, 7/83, Old 9-49 New, Ramalayam Veedi, Chilakaluripet - 522616. No.2) Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah, D.No.7-83, Kavur, Chilakaluripet - 522611. No.3) Mrs. Kode Sirisha, W/o. Mr. Kode Srinivasa Rao, D.No.7-83, Kavuru, Chilakaluripet - 522611. No.4) Mr. Kode Veeraiah, S/o. Mr. Sri Ramulu, D.No.9-49, Kavuru, Chilakaluripet - 522611. No.5) Mrs. Kode Samrajyam, W/o. Mr. Kode Veeraiah, D.No.9-49, Kavuru, Chilakaluripet - 522611. No.6) Mr. Komatineni Poornaiah, S/o. Mr. Komatineni Chandra Rao, D.No.7-13, Kavuru, Chilakaluripet - 522611. No.7) Mr. Kethineni Srikanth, S/o. Mr. K. Srirama Murthy, D.No.8-26, Kavuru, Guntur District - 522611.

### Immovable Properties Mortgaged to our Bank

#### Schedule - A : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

**Item No.1:-** Vacant Site to an extent of 1,758 Sq.feet = 24 Gadies 30 Sq.feet = 195.3/9 Sq.yds., = 163.279 Sq.mts., in which Undivided Northern Half Share to an extent of 879 Sq.feet = 12 Gadies 15 Sq.feet = 97/9 Sq.yds., situated at Prakasam District, Ongole Sub-Registration, Ongole Mandal, Koppolu Gram Panchayat Limits, Koppolu Village, D.No.301/1, Plot No.9. Bounded by:- East : Byragula Manyam - 36 feet, South : Item No.2 Mentioned Below (Plot No.10) -47-2feet, West : 25 feet wide Road -43-6feet, North : Byragula Manyam -40-8feet.

**Item No.2:-** Vacant Site to an extent of 2,126 Sq.feet = 29 Gadies 38Sq.feet = 236 2/9 Sq.yds., = 197-46 Sq.mts., situated at Prakasam District, Ongole Sub-Registration, Ongole Mandal, Koppolu Gram Panchayat Limits, Koppolu Village, D.No.301/1, Plot No.11. Bounded by:- East : Byragula Manyam - 37-3feet, South : 25 feet Wide Road - 61-6feet, West : 25 feet wide Road - 36-4 feet, North : Plot No.10 of Challagundla Anantha Ranganadh Babu - 54-2feet. The total extent of the above Two Items 3,004 Sq.feet = 41 Gadies 52 Sq.feet = 333 8/9 Sq.yds., = 280-392 Sq.mts., of Vacant Site.

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

#### Schedule - B : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

Vacant Site to an Extent of 391-11 Sq.yds., situated in Guntur District, Narasaraopet Sub-Registration, Kondakavuru Gram Panchayat Limits, D.No.353/A1 an extent of Ac. 8-59 Cents in which, plots were laid in the name of "Vigneswara Nagar" in which Plot Nos.32 & 35. Bounded by:- East : 25 feet Wide Road - 32 feet, South : Plot Nos.31 & 36 - 110 feet, West : 25 feet Wide Road - 32 feet, North : Plot Nos.33 & 34 - 110 feet.

**Reserve Price : Rs.8,00,000/-**  
(Rupees Eight Lakh only)

#### Schedule - C : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

Vacant Site to an extent of 879.45 Sq.yards = 735.22 Sq.Ft., situated at Guntur District, Narasaraopet Registration District, Chilakaluripet Sub-District Registration, Chilakaluripet Municipal Limits, Block No.1, Purushothampatnam Gram D.No.501/2A, Near Door No.1-90. Bounded by:- East : Property of Pathuri Krishna - 70 Feet, South : 30 feet wide Road - 144 Feet, west : Land of Kuppala Hari Narayana - 67 Feet, North : Land of Inturi Venkateswarlu - 138 Feet.

**Reserve Price : Rs.30,00,000/-**  
(Rupees Thirty Lakh only)

#### Schedule - D : (Property Owned by Mr. Kode Veeraiah, S/o. Mr. Sri Ramulu)

Vacant Site to an extent of 193.55 Sq.Yards = 161.81 Sq Meters = 1741.95 Sq.Feet situated at Guntur District, Narasaraopet Registration District, Chilakaluripet Sub-District Registration, Chilakaluripet Municipal Limits, Block No.1, Purushothampatnam Gram, D.No.501/2A, Near Door No.1-90. Bounded by:- East : Remaining Property of executant - 67 Feet, South : 30 Feet Joint Passage - 26-2 Feet, West : Land of Kuppala Hari Narayana - 67 Feet, North : Land of Inturi Venkateswarlu - 26-2 Feet.

**Reserve Price : Rs.5,00,000/-**  
(Rupees Five Lakh only)

#### Schedule - E : (Property Owned by Mr. Kode Srinivasa Rao, S/o. Mr. Kode Veeraiah)

Vacant Site situated in Prakasam District, Singarayakonda SRD, Ulavapadu Revenue Mandal, Ulavapadu Gram Panchayat, K. Rajupalem Gram Korumetta, S.No.145, Which was Sub-Divided as S.No.145-9D2-B1 an extent of Ac. 5-14 Cents in which an extent of Ac. 3.09 Cents = 14,955.6 Sq.Yards. Bounded by:- East : Donka, South : Land of Kethineni Srikanth, West : Kunta Poramboke, North : Lands of Para Vijaya Bhaskar, etc.,

**Reserve Price : Rs.1,26,00,000/-**  
(Rupees One Crore Twenty Six Lakh only)

#### Schedule - F : (Property Owned by Mr. Kethineni Srikanth, S/o. Mr. K. Srirama Murthy)

Vacant Site situated in Prakasam District, Singarayakonda SRD, Ulavapadu Revenue Mandal, Ulavapadu Gram Panchayat, K. Rajupalem Gram Korumetta, S.No.145, Which was Sub-Divided as S.No.145/1 in which an extent of Ac. 0-31 Cents of Ac. 0-41 Cents of Poora Land, D.No.145/2 an extent of Ac. 0-20 Cents, D.No.145/3 an extent of Ac. 0-31 Cents out of Ac. 0-41 Cents, D.No.145/4 an extent of Ac. 1-00 Cents, D.No.145/5 an extent of Ac. 2-00 Cents, D.No.145/9D2 an extent of Ac. 0-32 Cents out of Ac. 0-62 Cents, D.No.145/9D2/B2/A an extent of Ac. 0-41 Cents, D.No.145/9D2/B2/B1 an extent of Ac. 0-56 Cents, making a total of Ac. 5-11 Cents in which an extent of Ac. 4-95 Cents after leaving the extent of Ac. 0-16 on Southern side for Donka Purpose. Bounded by:- East : Donka, South : Donka to some extent and land of Chintham Bhaskara Reddy to some extent, West : Kunta Poramboke, North : Lands of Kode Srinivasa Rao.

**Reserve Price : Rs.2,10,00,000/-**  
(Rupees Two Crore Ten Lakh only)