

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

	SHRIRAM FINANCE LIMITED Head Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kuria Complex, (Bandra East), Mumbai 400 051; Tel: 022 4241 0400 , 022 4060 3100; Website: http://www.shriramfinance.in/auction Registered Office: Sri Towers,Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai 600 032; Zonal Office: SHRIRAM FINANCE LTD , Near Nellore Busstand , Varaprasad Complex, branch at Ongole.
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E-AUCTION SALE OF IMMOVABLE PROPERTY BELONGS TO CHALUVADI VENKATA NAGA RAGHU RAM GUPTHA, S/O. LAKSHMI NARAYANA, CHALUVADI PRASANNA LAKSHMI, W/O. CHALUVADI VENKATA NAGA RAGHU RAM GUPTHA

Item No.1:

Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.1.97 cents or 0.788 hectares of land out of a total extent of Ac.25.25 cents and in it constructed cold storage under the name and style "M/s. Lakshmi Narayana Cold Storage", bearing Assessment No. 3813, bounded on: 54x162=8748 sq feet, 9534.8 sq yards, Near Door No: 12-1267.

East: Property of Garlapati Badrinarayana - 1048 Links,
West: Property of Chaluvadi Venkata Nagesh Kumar - 1086 Links,
North: Property of Daggupati Venkata Subbaiah - 186 Links,
South: Kurnool road - 183 Links,

Item No.2:

Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.0.15 3/5 cents or 0.061 hectares of land out of a total extent of Ac.25.25 cents adjacent to " Lakshmi Narayana Cold Storage", bounded on:- 762.3 sq yards.

East: Property of Chaluvadi Prasanna Lakshmi - 515 Links,
West: Remaining site of Chaluvadi Venkata Nagesh Kumar - 515 Links,
North: Property of Illendra Venkata Veerababu - 30.30 Links,
South: Remaining site of Chaluvadi Venkata Nagesh Kumar - 30.30 Links.

With in this an extent of Ac 0.15 3/5 cents or 0.061 hectares of land only bounded by:

Sale of immovable properties mortgaged to the secured creditor Under Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.

Secured Creditor	M/s Shriram Finance Ltd
Borrower	Sri Lakshminarayana Cold storage & Others
Loan account	ONGL2TF1607270001 & ONGL2TF1607290003
Guarantors	1.Chaluvadi Lakshmi Kalyani, 2.Chaluvadi Venkata Nagesh Kumar, 3.Illindra Venkata Arun Kumar,

Whereas under section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002, the Authorized Officer of M/s. Shriram City Union Finance Limited had issued demand notices dated.25.11.2022 to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under mentioned secured assets on. 14.03.2024 under section 13(4) of the said Act, in respect of loan facilities granted to Lakshmi Narayanacold Storage Rep By Its Partner Chaluvadi Venkata Naga Raghu Ram Guptha (hereinafter referred to as the borrower).

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

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Pursuant to the Scheme of Amalgamation approved by the Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022, M/s. Shriram City Union Finance merged with M/s. Shriram Transport Finance Company Limited. Subsequently, the name of M/s. Shriram Transport Finance Company Limited stands changed to M/s. Shriram Finance Limited with effect from 30.11.2022 as per "Certificate of Incorporation Pursuant to change of Name" as certified by Registrar of Companies under Ministry of Corporate Affairs.

It has been decided to sell the secured asset mentioned hereunder through E-Auction for realization of the secured debts due to **M/s Shriram Finance Ltd.**, total due of **Rs.6,20,58,952/- (Six Crore Twenty Lakhs Fifty Eight Thousand Nine Hundred And Fifty Two Rupees Only)** as on.25.11.2022 plus future interest/charges/other costs incurred by the Secured Creditor thereon till final payment/realization.

Shriram Auto Mall India Limited (SAMIL)
Will sell by online e-auction on [https://eauctions.samil.in/](https://eauctions.samil.in)

Start time of E-Auction	12th March'2025 at 11:00 a.m.
End time of E-Auction	12th March'2025 at 1:00 p.m.

***subject to auto-extension 5 minutes each till conclusion of sale**

SCHEDULE OF IMMOVABLE PROPERTY BELONGS TO CHALUVADI VENKATA NAGA RAGHU RAM GUPTHA, S/O. LAKSHMI NARAYANA, CHALUVADI PRASANNA LAKSHMI, W/O. CHALUVADI VENKATA NAGA RAGHU RAM GUPTHA

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Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.1.97 cents or 0.788 hectors of land out of a total extent of Ac.25.25 cents and in it constructed cold storage under the name and style "M/s. Lakshmi Narayana Cold Storage", bearing Assessment No. 3813, bounded on: 54x162=8748 sq feet, 9534.8 sq yards, Near Door No: 12-1267.

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Item No.2:

Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.0.15 3/5 cents or 0.061 hectors of land out of a total extent of Ac.25.25 cents adjacent to "Lakshmi Narayana Cold Storage", bounded on:- 762.3 sq yards.

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Within this an extent of Ac.0.15 3/5 cents or 0.061 hectors of land only Bounded by : -

Reserve Price of the Property	Rs.4,29,00,000/- (Four Crores Twenty Nine Lakhs Only)
Earnest Money Deposit	

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Rupees Only)

The title deeds of the properties can be inspected at the office of the Auctioneers or the Secured Creditor on 22.02.2025 Time 11.00 a.m. to 05.00 p.m., by prior appointment. For appointments, contact the Authorised Officer Mr P.Sreenu Basha, Contact No.: 9866509584 or email sreenubasha.p@shriramfinance.me

Terms and Conditions for sale of assets of borrower accounts through online E-auction under SARFAESI ACT

(Borrower Name : **Lakshmi Narayanacold Storage Rep By Its Partner**

Venkata Naga Raghu Ram Guptha And Another,
& Loan Account No's. **ONGL2TF1607270001 & ONGL2TF1607290003.**

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. (a) The auction sale will be On-line E-Auction / Terms & Conditions available in

website <http://shriramfinance.in/auction> & Bidding and Auction through service provider website <https://eauctions.samil.in/home> respectively on.12.03.2025 between 11.00 AM and 1.00 PM with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiples as specified in the Notice during online bidding of the property.

(b) Last date for submission of bid: on or before 10TH March' 2025 up to 05.00 p.m.

(c) Inspection Date & Time: 22.02.2025 Time 11.00 a.m. to 05.00 p.m.

3. Registration of Bidders with auction service provider-Shriram Auto Mall India Limited (SAMIL) for bidding in e-auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit auction service provider website <https://eauctions.samil.in/home> or Contact No.: Fax: +91.11.42414444, Mobile : 9988001555, Email ID : vivek.arora@samil.in

4. Caution to bidders:

- a. Property is being sold on basis of "As is where is"," As is what is ", and "Whatever there is".
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own

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independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited.

The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the purchaser(s).

5. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorized Officer with prior appointment. For prior appointment Please contact: **P.Sreenu Basha, Contact No.: 9866509584.**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

6. Inspection of Title Deeds:

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- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with Shriram Finance Limited.

7. Submission of bid forms:

- a. Bid form shall be submitted along with the 10 % of EMD amount on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. It is the sole responsibility of the bidder.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should submitted copies of PAN card and proof of residential address, while submitting bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

8. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT. Account Name : **Shriram Finance Limited, Bank :- AXIS BANK LIMITED, BANDRA KURLA COMPLEX MUMBAI (MH) , Account No.230010200005265, IFSC Code : UTIB0000230** or by way of demand draft drawn in favour of Shriram Finance Limited, of the Nationalized Bank, payable at par Earnest Money Deposit (EMD) shall be adjusted in case of

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highest bidder, otherwise refunded within 15 working days of finalization of sale. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.

- b. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- c. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- d. Bid form without EMD shall be summarily rejected.
- e. All details regarding remittance of EMD shall be entered in the bid form.
- f. EMD, either in part or in full, is liable for forfeiture in case of default.

9. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of Rs.50,000/- specified in the public sale notice/Terms and condition of Sale.

10. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will not be entertained.

11. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by

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the service provider.

- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. In case of sole bidder, one increment in bidding is mandatory.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- e. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- f. Bidders may, subject to conditions of online service provider, may avail pre-auction training. The prospective qualified bidders may contact Auction Service Provider with phone number and email id:- Shriram Automall India Limited (SAMIL), Fax No.+91.11.42414444, Mobile : 9988001555, Email ID : vivek.arora@samil.in , Helpline Email ID akanksha.s@cartradeexchange.com prior to the date of e-Auction.

12. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by auction service provider/Shriram Finance Limited.
- b. Highest bid will be provisionally accepted on “subject to approval” basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the auction service provider/ Shriram Finance Limited.. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from Shriram Finance Limited. Non-receipt of intimation should not be an excuse for default/non-payment.

13. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be deposit within 24 hours.

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- c. The balance amount of purchase money shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorized Officer.
- d. In case of Bid amount is equivalent or above of INR 50 Lakhs, The Successful bidder should pay 1% of TDS in BID amount to and in Fav of our Borrower's PAN and should pay the balance entire 99% to and in Fav of Shriram Finance Limited. The proof for TDS payment should be submitted along with the proof of final bid payment. In case of failure on this part, TDS has to be pay by Successful bidder and no refund for additional payment will be entertained. The Sale Certificate will not be issued till compliance of this clause.

14. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or within 24 hours as stated in para 13(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Shriram Finance Limited.

15. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Shriram Finance Limited and compliance of the terms of payment, The Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in **Appendix V** to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.

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- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.
- f. No request for return of deposit either in part or full/cancellation of sale will not be entertained.

16. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through NEFT/RTGS transfer to the SFL account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorized Officer of the Shriram Finance Limited.

17. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and The Shriram Finance Limited will be entitled to re-auction the same.

18. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Shriram Finance Limited for creation of Equitable Mortgage/Simple Mortgage shall be delivered to the Successful bidder/Auction Purchaser, at the time on execution of the Sale Certificate.

19. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

20. Other Conditions:

- a. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.

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- b.** The Shriram Finance Limited has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c.** The Authorized Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d.** Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e.** No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will not be entertained.
- f.** The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g.** Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Shriram Finance Limited and Shriram Finance Limited would not entertain any claim or representation in that regard from the bidders.
- h.** The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.
- i.** Disputes, if any, shall be within the jurisdiction of Ongole Courts only.
- j.** Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Place : Ongole.

Date : 04.02.2025

sd/-
Authorized officer
(ShriramFinance Limited)

Note: "It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022."

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Er. G P PENCHALA REDDY, B. Tech, M.Sc. (Re.V), F.I.I.V, F.I.G.V, F.I.I.S.L.A

Chartered Engineer & Govt. Approved Valuer

Upstairs :

JAYA Enterprises,

Trunk Road, ONGOLE, A.P – 523001

Ref.No.

Annexure-XIV

Format-A VALUATION REPORT

Cell : 94402 65120

93922 17339

9100905217

Email : penchalareddygp@yahoo.co.in

gppreddyvaluer@gmail.com

Date:

TO,

SRI RAM FINANCE LIMITED

BRANCH : ONGOLE BRANCH

TRUNK ROAD, ONGOLE -523001

13.04.2024

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I. GENERAL	
1.	Purpose for which the valuation is made : TO FIX THE RESERVE PRICE UNDER SARFAESI ACT.,
2.	a) Date of inspection : 11.04.2024
	b) Date on which the valuation is made : 13.04.2024
List of documents produced for perusal	
3.	i) Copy of Regd., Sale Deed No. : Copy Of Regd., Sale Deed Doc No. 1995/2003, 1996/2003 ,1912/2005 , lease deed No. 2847/2005 and Gift deed No. 1911/2005
	ii) Copy of Approval Plan : Not provided
	iii) Copy of Tax Receipt :
	iv) Copy of Electricity Bill :
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s Lakshmi Narayana Cold Stroage, survey No. 594, Pernamitta , Santhanuthala padu mandal, Prakasam Dt. A.P. Rep. by sri Chaluvadi Venkata naga Raghurama : Guptha and Smt. Chaluvadi Prasanna lakshmi , Chimakurthy , Door No. 37-1-409(3), 4th Line, Bhagya Nagar, Ongole Town, Prakasam Dist., A.P Cell No. 9347588830
5.	Name of the Borrower : M/s Lakshmi Narayana Cold Stroage, survey No. 594, Pernamitta ,
6.	Brief description of the property (Including leasehold / freehold etc) : The property Cold Storage constructed Stilt+G+4 upper floors constructed in the year 2007. The property was mortgaged to Sri Ram finance Limited, Ongole branch for financial assistancy from the NBFC.
7.	Location of property
	a) Plot No. / Survey No. : S. No's.594
	b) Door No. : 46-134-710
	c) T. S. No. / Village : Abutting to Kurnool road, on its Northern side , pernamitta
	d) Ward / Taluka : Santhanuthala padu Mandal
e) Mandal / District : Prakasam Dist., A.P	
8.	Postal address of the property : M/s Lakshmi Narayana Cold Stroage, survey No. 594, Pernamitta ,, S. No's.594, 46-134-710 , Abutting to Kurnool road, on its Northern side , pernamitta , Santhanuthala padu Mandal, Prakasam Dist., A.P

Chartered Engineer & Approved Valuer for Banks and Financial Institutions

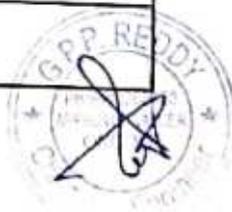
C.E. Membership No. M-110499-09, I.I.V Membership No: CAT-1-F-2079,

Registered Valuer under IBBI- Membership No: IBBI/RV/02/2019/10538,

Insurance Surveyor and Loss Assessor, SLA No: 17360/1987

Classification: Confidential

9.	City / Town	:	Village
	Residential Area	:	NO
	Commercial Area	:	No
	Industrial Area	:	Yes
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Rural
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Pernamitta Grama Panchayat Limits
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
13	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
14.	Boundaries of the property as per SD:1995/2003	:	Boundaries of the property as per SD No. 1912/2005
	East :Land of Sri Garlapati Badari narayana	:	East: Land of Sri Illindra Venakta Veera babu 515 Links
	South : Kurnool Road	:	South : Site of Sri Chaluvadi Venkata Nagesh Kumar 30.30 links
	West : Land of Sri Chaluvadi Venakta Nagesh Kumar (Presnet Gravel road)	:	West: Remaining site of SriChaluvadik Venkata nagesh kumar--515 links
	North : Land of Sri Daggupati Venkata Subbaiah	:	North : Land of Sri Illendra Venakta Veera Babu 30.3 L
14.1	Dimensions of the site	:	A B
	East	:	As per the Deed Aws per deed Item No. 2 in feet
	South	:	698.66 343.3
	West	:	122 20.2
	North	:	724 343.3
	Latitude, Longitude and Coordinates of the site	:	124 20.2
15.a	Extent of the site as per plan	:	Latitude: 15.6860 Longitude: 80.1720
15.b	Extent of the site as per doc	:	not provided
15.c	Extent of the site as per physcial measurement	:	Ac. 2.123 or 10275 sq. yards
16	Extent of the site considered for valuation (least of 15 A, 15 B & 15 C)	:	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Ac. 2.123 or 10275 sq. yards
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Rent Expected for the premises per month Rs.50,000.00
II.	CHARACTERISTICS OF THE SITE	:	
1.	Classification of locality	:	Industrial , Surrounding agricultural lands
2.	Development of surrounding areas	:	Agricultural Developed
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Nearer to the Property



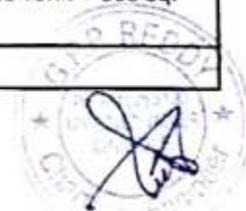
5.	Level of land with topographical conditions	:	Plane
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Cold storage, to store the Agricultural inputs
8.	Any usage restriction	:	No
9.	Is plot in town planning approved layout?	:	No
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Available
12.	Type of road available at present	:	BT Surface Road (Ongole- Kurnool Road)
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 Feet Road
14.	Is it a land – locked land?	:	No
15.	Water potentiality	:	Under Ground Water
16.	Underground sewerage system	:	No
17.	Is power supply available at the site?	:	Available
18.	Advantage of the site	:	Nearer to all types of civic eminites like schools, Hospitals, and public transport etc.,
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No

Part – A (Valuation of land)

1.	Size of plot	:	
	North & South	:	
	East & West	:	
2.	Total extent of the plot	:	Ac. 2.123 or 10275 sq. yards
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	As per the prevailing market value rate per Sq. Yard is Rs 3500.00 to 4000.00 and adopted Rs 3500.00 per Sq. feet.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Web site is not working , hence not provided
5.	Assessed / adopted rate of valuation	:	Rs. 3500 per Sq Yard
6.	Estimated value of land	:	Rs. 3,59,62,500.00

Part – B (Valuation of Building)

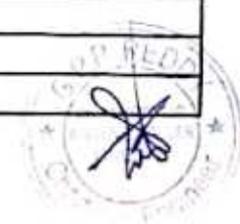
1.	Technical details of the building		:	
	a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial , Surrounding agricultural lands Building
	b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed
	c)	Year of construction	:	2007
	d)	Age of Building	:	17 Years
	e)	Residual Age	:	33 Years
	f)	Number of floors and height of each floor including basement, if any	:	Cellar+Ground +Four Upper Floors Only
	g)	Plinth area floor-wise	:	Cold stroage Unit RCC –9020 sq. feet , Condensate Tank – 600 Sq. feet etc.
	h)	Condition of the building	:	



i)	Exterior – Excellent, Good, Normal, Poor	:	Exterior- Good and interior under lock and key -not verified
ii)	Inferior - Excellent, Good, Normal, Poor	:	Not verified under Lock and Key with seal
i)	Date of issue and validity of layout of approved map / plan	:	----
j)	Approved map / plan issuing authority	:	--
k)	Whether genuineness or authenticity of approved map / plan is verified	:	----
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	----

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floors	Upper Floor(s)
1.	Foundation	Completed	N.A
2.	Basement	Completed	N.A
3.	Superstructure	Brick Masonary	N.A
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Country wood	N.A
5.	RCC works	Plinth Beams, Lintel beams, Chejjas, Roof Slab etc.	
6.	Plastering	With CM 1:5	N.A
7.	Flooring, Skirting, dadoing	CC & Wooden Flooring	N.A
8.	Special finish as marble, granite, wooden paneling, grills, etc	NO	N.A
9.	Roofing including weather proof course	RCC Framed	
10.	Drainage	Yes	N.A
S.No.	Description	Ground floor	Upper Floor(s)
1.	Compound wall	Yes	
	Height	5 Feet	N.A
	Length	-----	----
	Type of construction	RCC coloumns , Beams and brick masonry	
2.	Electrical installation		
	Type of wiring	Concealed	N.A
	Class of fittings (superior / ordinary / poor)	Ordinary	N.A
	Number of light points	10	N.A
	Fan points	5	N.A
	Spare plug points	10	N.A
	Any other item	-----	-----
3.	Plumbing installation		
	a) No. of water closets and their type	-----	N.A
	b) No. of wash basins	2	N.A
	c) No. of urinals	-----	N.A
	d) No. of bath tubs	NO	N.A



		e) Water meter, taps, etc.					:	Taps provided	N.A	
		f) Any other fixtures					:	-----	N.A	
S.No	Particulars of item	Plinth area(sq.ft)	Roof height Mtrs	Carpet Area (sq.ft)	Age of building in years	Estimated replacement rate of	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.	
1	RCC - Ground+5 Floors	9020	49.2	6314	17	2,500.00	2,25,50,000.00	69,00,300.00	1,56,49,700.00	
2	Condensate Tank	600	10'	420	13	600.00	3,60,000.00	70,200.00	2,89,800.00	
3	Staff Quarters	500	10'	350	13	200.00	1,00,000.00	29,250.00	70,750.00	
Total									1,60,10,250.00	
									Say 1,60,10,000.00	

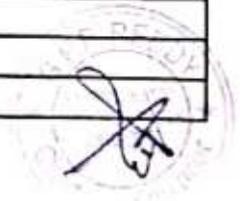
NotE: The cost of the construction of the cold storage unit is having one RCC slab for the Six stages including cost of the Thermocoal cladding, Palmyrah rafters, country wood purlins, Machinery etc., complete, considered as one unit. The unit is being used for storage of Agri products. Now the unit is not in Working condition, it seems to be more than one year is not in working condition.

Part C- (Extra Items)		(Amount in Rs.)	
1.	Portico	:	} Rs. 5,00,000.00
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
Total		:	Rs. 5,00,000.00

Part D- (Amenities)		(Amount in Rs.)	
1.	Wardrobes	:	} Rs. 0.00
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Panelling works	:	
8.	Aluminium works	:	
9.	Aluminium hand rails	:	
10.	False ceiling	:	
Total		:	Rs. 0.00

Part E- (Miscellaneous)		(Amount in Rs.)	
1.	Separate toilet room	:	} Rs. 0.00
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
Total		:	Rs. 0.00

Part F- (Services)		(Amount in Rs.)	
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1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall ---133 feet x330 feet	:	
4.	E. B. deposits, fittings etc.	:	Rs. 15,00,000.00
5.	Pavement, Generator	:	
	Total	:	Rs. 15,00,000.00

Total abstract of the entire property

Part- A	Land	:	Rs. 3,59,62,500.00
Part- B	Building	:	Rs. 1,60,10,000.00
Part- C	Extra Items	:	Rs. 5,00,000.00
Part- D	Amenities	:	Rs. 0.00
Part- E	Miscellaneous	:	Rs. 0.00
Part- F	Services	:	Rs. 15,00,000.00
Plant and Machinery (Depreciated cost)			Rs. 30,00,000.00
	Total	:	Rs. 5,69,72,500.00
	Say	:	Rs. 5,69,72,500.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

JUSTIFICATION :- On physical verification of the property located at Near to The All Civic Eminities & located in the good Commercial locality. The marketability in this area is more and also having good rental value. Hence, I have enquired in the local market and adopted reasonable rate in the said vicinity. The land rate is adopted as per the market approach and the construction cost as per the cost approach. Hence, the adopted rate is reasonable and justifiable.

As per prevailing market rate after due enquiry with real estate brokers, ranging from Rs 3500.00 to Rs 4000.00 and adopted rate Per Sq Yard is Rs 3500.00. As per the SRO rate, rate per Sq Yard is Rs 248.00. I have verified the web sites like 99 acres. com and magic bricks .com etc. but in vain. Hence I have adopted rate per Sq. yard is Rs 3500.00 which is most reasonable .

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites -- Google map enclosed

Legal Aspects are not considered while issuing this report. Please verify the legal opinion for the legal aspects such as ownership, extent, salability etc., Genuinity of documents, multiple registrations land conversion etc, is not verified and it is not our perview.

The internal items such as Palmyrah Rafters, country wood purlins, Machinery are not inspected by me, as the unit was under lock and key. The working and other damages if any are not verified as no possibility. The Condensate tank is also in dilapadated conditiion, the works room in the out side of the unit is also damaged. The damages if any to the plant and Machinery and other equipment is not considered as those are not verified .

The electrical power supply is not found at the time of out inspection in the presence of the staff of the ongole unit. Hence please verify the dues to the Electricity department and property tax to the Ongole municipal Corporation are anot considered in this valuation. May be verified and considered at your end . The property details are obtained from the CDMA web site and attached here with for your reference.

The FI is requested to get surveyor sketch before proceed further in this case, and compare the extent with the document , and confirm at your end etc. , as it is not possible to take exact measurement , to avoid future complications in this case.

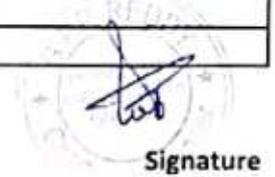
I have provided the EC which was obtained the SRO web site and attached to this for your reference and verification by the legal team.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

1	Estimated Fair Market value of the property	Rs	5,69,73,000.00
2	Realizable value of the property	Rs	4,84,27,000.00
3	Forced sale value of the property	Rs	4,27,29,000.00
4	Guide line value (Web site is not working)	Rs	Web site is not working , hence not provided
5	Insurance value	Rs	2,80,00,000.00
6	Rental value P.M of the entire building/Unit	Rs	50,000.00

Place: Ongole

Date : 13.04.2024


Signature

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated
on . We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees only).

Signature

(Name of the Branch Manager with Official seal)

Date:

Property Details

Old assessment Number	4603813		
Assessment Number	1035056707	Assessment number of parent property	N/A
Category of Ownership	Private	Exemption Category	N/A
Effective Date	01/04/2021		
Property Type	Mixed	Apartment/Complex Name	N/A
Extent of Site (Sq.Yds)	1016.59		
Property Department	N/A		
Land Underneath the Building (Sq.Yds)	907.06	Is Unspecified / Undivided Share?	No
Occupancy Certificate Number		Occupancy Certificate Date	N/A
Registration Doc No	N/A	Registration Doc Date	N/A
Reason for Creation	CAPITAL VALUE FIXATION	Assessment Date	01/04/2017

IGRS Details

Habitation	PERNAMITTA	IGRS Ward	Ward 12
IGRS Locality	INDUSTRIAL ESTATE INTERIOR	IGRS Block	Block 0
IGRS Door No From	1251	IGRS Door No To	1260

Address Details

Door No	46-134-710		
Property Address	46-134-710, PERNAMITTA INDUSTRIAL AREA, Revenue Ward No 46, Ongole, 523225	Correspondence Address	46-134-710, PERNAMITTA INDUSTRIAL AREA, Revenue Ward No 46, Ongole, 523225
Zone	Zone7	Ward	Revenue Ward No 46
Block	N/A (Revenue Ward No 46)	Locality	PERNAMITTA INDUSTRIAL AREA
Election Ward	Election Ward No 40	EB Block	N/A
Secretariat Ward	SANTHINAGAR		
Latitude	N/A	Longitude	N/A

Owner details

Mobile Number (without +91)	Owner Name	Gender	Email Address	Guardian Relation	Guardian
*****10	LAKSHMINARAYANA COLD STORAGE	MALE	N/A	Father	RAGHURAM GUPTA

Amenities

Lift	Toilets	Water Tap	Electricity	Attached Bathroom	Water Harvesting	Cable Connection
No	Yes	No	Yes	No	No	



Construction Types

Type	NAPA	Roof Type	FCC
Type	C 7 BRICKS	Wood Type	Country Wood

Structure Details

Slip	Firm Name	Occupancy	Occupant Name	Construction Date	Effective From Date	Unstructured land	Length (Ft)	Breadth (Ft)	Floor Area (Sq)
1	INDUSTRIES	Owner	N/A	01-04-2011	01-04-2021	No	137.8	54.79	7530.06
2	INDUSTRIES	Owner	N/A	01-04-2011	01-04-2021	No	24.81	24.87	613.53
3	INDUSTRIES	Owner	N/A	01-04-2011	01-04-2021	No	162.4	54.79	8857.9
4	INDUSTRIES	Owner	N/A	01-04-2011	01-04-2021	No	162.4	54.79	8857.9

Tax Details

	Property Tax	Education Tax	Library Cess	Unauthorized Penalty	Total Tax	Total Tax Due
Current 1st Half	Rs. 6,856	Rs. 0	Rs. 557	Rs. 0	Rs. 7,513	Rs. 7,513
Current 2nd Half	Rs. 6,856	Rs. 0	Rs. 557	Rs. 0	Rs. 7,513	Rs. 7,513
Annans					Rs. 14,876	Rs. 25,716

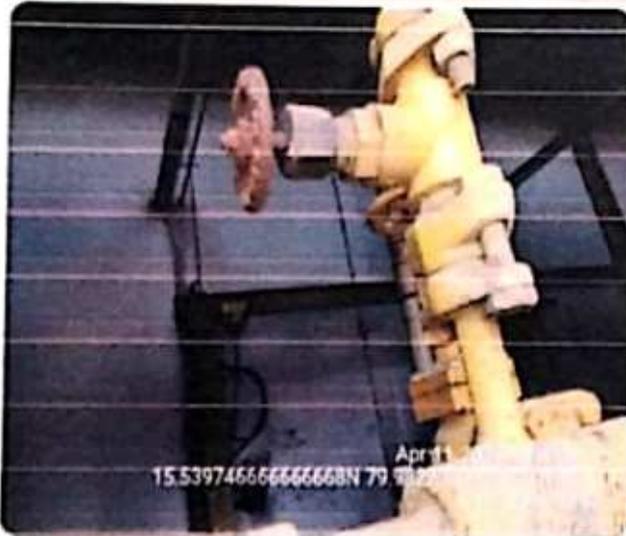
Property Tax Details as per CV System

Previous Tax including LC & UC Penalty	Rs. 6,533
Capital Rate on Land	6000
Capital Value on Land	5442359.99
Total Capital Value on Structure	36343147.22
Total Depreciation on Structure	1090294.42
Net Capital Value on Structure after depreciation	35252852.8
Total Capital Value on Land & Structure after depreciation	40695212.79
Tax on Land as per CV	Rs. 8,163
Tax on Structure as per CV after Depreciation	Rs. 52,882
Total Library Cess	Rs. 4,883
Unauthorized Construction Penalty	Rs. 0
Total Property Tax as per CV	Rs. 65,928
Difference Amount	Rs. 59,395
Difference in %	909.154
% of Limitation / Increase Applied	15
Property Tax fixed after applying Limitation / Increase	Rs. 7,513



13.04.2024

Plan and photographs of the property of M/s Lakshmi Narayana Cold Storage, survey No. 594, Pernamitta, Santhanuthala padu mandal, Prakasam Dt. A.P. Rep. by Sri Chaluvadi Venkata naga Raghurama Guptha and Smt. Chaluvadi Prasanna lakshmi, Chimakurthy



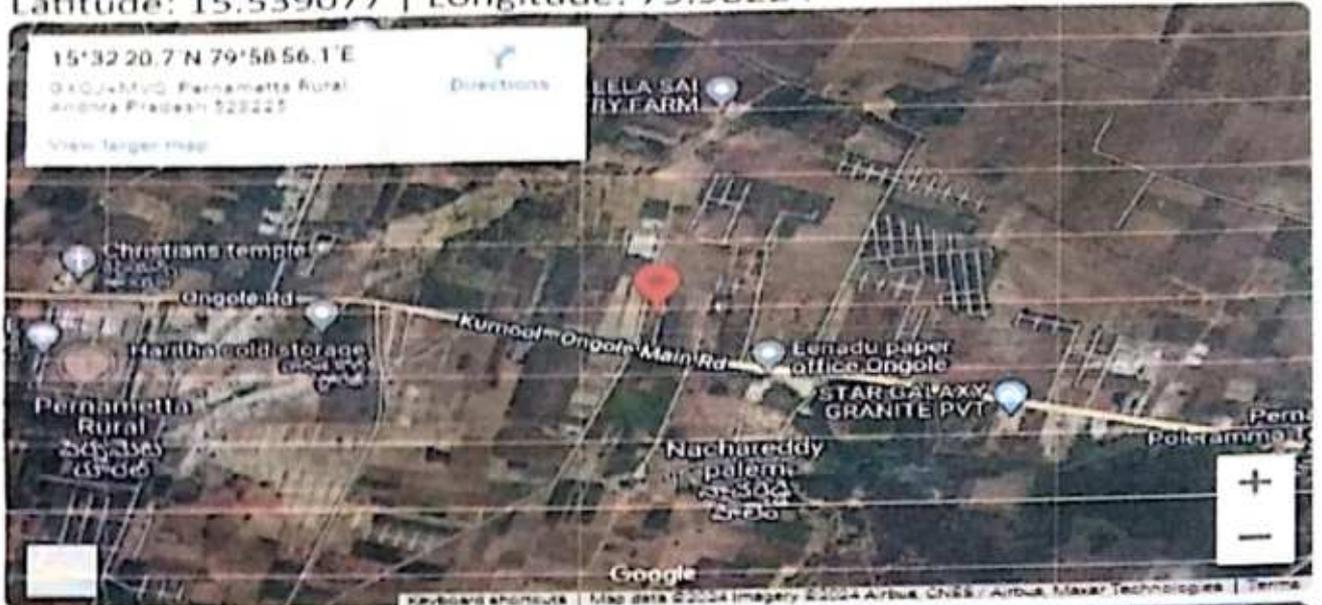
13.04.2024

Plan and photographs of the property of M/s Lakshmi Narayana Cold Storage, survey No. 594, Pernamitta, Santhanuthala padu mandal, Prakasam Dt. A.P. Rep. by Sri Chaluvadi Venkata naga Raghurama Gupta and Smt. Chaluvadi Prasanna lakshmi, Chimakurthy



Handwritten signature and official stamp of the surveyor, Sri Chaluvadi Venkata naga Raghurama Gupta, with the text "CHALUVADI VENKATANAGA RAGHURAMA GUPTA" and "CHIMAKURTHY".

Satellite view for property of M/s Lakshmi Narayana Cold Storage, survey No. 594, Pernamitta , Santhanuthala padu mandal, Prakasam Dt. A.P. Rep. by sri Chaluvadi Venkata naga Raghurama Guptha and Smt. Chaluvadi Prasanna lakshmi , Chimakurthy
Latitude: 15.539077 | Longitude: 79.98224



VALUATION REPORT

Date: 13.04.2024

Name of the Bank **SHRIRAM FINANCE LIMITED , ONGOLE , PRAKASAM (Dt)**

Name of the Borrower **LAKSHMI NARAYA COLD STORAGE**
1) Sri CHALUVADHI VENKATA NAGA RAGHU RAMA GUPTA
S/O LAKSHMI NARAYANA
2) Smt CHALUVADHI PRASANNA LAKSHMI
W/O VENKATA NAGA RAGHU RAMA GUPTA

Address of the Property **Sy No : 594/1 , D.No 46-134-710 , Santhanuthalapadu VII**
Pernamitta G.P , Prakasam Dt.

Market Value of the Ground + 4 floors Cold Storage is **Rs 5.72 Crores**

Realisable Value of the Ground + 4 floors Cold Storage is **Rs 4.862 Crores**

Sub Regd value(Book Value)of the Ground + 4 floors Cold Storage is **IGRS NOT WORKING**

Distress Value of the Ground + 4 floors Cold Storage is **Rs 4.290 Crores**

Panel Valuer

B.V.S.RAMA RAO

B.E.,(CIVIL,M.S.c.,(REV),MIE,FIV

Govt.Regd Valuer&Chartered Engineer,
Panel Value for Banks & Financial Institutions,
Govt.Regd Valuer no.05/CCIT/TECH/34 AB/VJ2/2014-15,
FIV REGD.No.F-21678



Cell No :- 9849207902

Opp Street to varma Grand Restarent ,
Kurnool Road , Ongole - 523001 ,
Prakasam - Dt.

Cell: 9849207902
B.V.S. RAMA RAO
B.E.(Civil), M.Sc.(Rev), MIE, FIV,
Panel Valuer: SHRIRAM FINANCE LIMITED
D.No. 33-056-729, Kurnool Road,
Opp: Varma Grand Restuarant Street,
Near Sai Baba Temple, ONGOLE.

B.V.S.RAMA RAO , B.E (Civil),M.I.E,F.I.V.,
SHRIRAM FINANCE LIMITED , Panel Valuer
 D.No: 33-056-729 , Opp to Sai Baba Temple ,
 Opp Street To Varma Grand Restaraent , Kurnool Road ,
 Ongole , Prakasam (Dt) Pincode : 523001.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

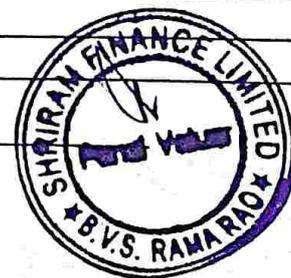
To be filled in by the Approved Valuer

1. General

1. General		To Fix the reserve price under SARFAESI Act
1	Purpose for which valuation	
2	a) Date of Inspection	12.04.2024
	b) Date on which valuation is made	13.04.2024
	Name of the Officer accompanied	Sri Lakshuman , Divisional Manager , Shriram Finance , Ongole
3	Documents produced for perusal	
	i) Regd Doc	Regd Doc No 1911/2005 dt 16.07.2005 , 1995/2003 dt 06.12.2003, 1912/2005 dt 16.07.2005 , 1996/2003 dt 06.12.2003 & 2847/2005 dt 27.12.2005 S.R.O Santhanuthalapadu , Prakasam Dt.
	ii) House Tax Receipt	-
	iii) Plan approval Details	Not Provided
	iv) Legal Opinion	Not Provided
4	Name of the reported Owner(s) with present address and phone number Name of the owner (s) and his / their addresses (es) with phone No (details of each share of each owner in case of joint ownership.	M/S LAKSHMI NARAYANA COLD STORAGE Mg Part :- Sri Chaluvadhi Venkata Naga Raghua Rama Gupta s/o Lakshmi Narayana & Smt Chaluvadhi Prasanna lakshmi w/o Venkata Naga Raghua Rama Gupta
5	Brief description of the property taken for valuation (including leasehold / freehold etc)	Property of an existed Stlit , Ground + 4 upper floor RCC Structured Cold Storage and mortgaged to Sri ram Finance Limited , Ongole Branch for the financial assisstance to the NBFC
6	Location of the Property	
	a) Plot No / Survey No	Sy No 594/1
	b) Door No	D.No 46-134-710
	c) T.S.No / Village	Santhanuthalapadu (vil) , Pernamitta Gram Panchaaythi .
	d) Ward / Taluka	Santhanuthalapadu (vil) , Pernamitta Gram Panchaaythi .
	e) Mandal / District	Santhanuthalapadu Mandal / Prakasam
7	Postal address of the property with Pin code	Sy No 594/1 , Pernamitta Gram Panchayathi , Santhanuthalapadu Mandal , Kurnool Road , Prakasam (Dt)
	City/Town	Pernamitta Vil & pan
	Residential Area	-
	Commercial Area	-
	Industrial Area	Yes
8	Classification of the area	
	i) High/Middle/Poor	Middle
	ii) Urban/Semi Urban/Rural	Rural
9	Coming Under Corporation limit/ village panchayat/ Municipality	Village Limit
10	Whether covered under any State/Central Govt.enactments (e.g. Urban Land Ceiling Act) or notified under agency areas /scheduled area/ cantonment area.	No
11	In case it is an agricultural and, any conversion to house site plots is contemplated	No



12		Boundaries of the property as per 1995/2003 document		As per Doc	Actual
	North			Property of Daggupati Venkata Subbaiah	Property of Daggupati Venkata Subbaiah
	South			Kurnool Road	Kurnool Road
	East			Property of Garlapati Badrinarayana	Property of Garlapati Badrinarayana
	West			Property of Chaluvadhi Venkata Nagesh Kumar	Property of Chaluvadhi Venkata Nagesh Kumar
		Boundaries of the property as per doc no 1912/2005		As per Doc	Actual
	North			Property of Illendu Venkata veera babu	Property of Illendu Venkata veera babu
	South			Remaining site of Chaluvadhi Venkata Nagesh Kumar	Remaining site of Chaluvadhi Venkata Nagesh Kumar
	East			Property of Chaluvadhi Prasanna lakshmi	Property of Chaluvadhi Prasanna lakshmi
	West			Remaining site of Chaluvadhi Venkata Nagesh Kumar	Remaining site of Chaluvadhi Venkata Nagesh Kumar
13		Dimintions of the Site		As per Deed item no 1	as per deed item no 2
	North			124.0 ft	20.2 ft
	South			122.0 ft	20.2 ft
	East			698.7 ft	343.3 ft
	West			724.0 ft	343.3 ft
14	Latitude , Longitude and coordinates of the site		15.53555,79.988541		
15	Extant of Site				
	As per Document		2.13 acres	10275.00 Sq yards	
	As per Plan		Not provided		
16	Extant of Site considered for Valuation (Least of 14 A & 14 B)		2.13 acres	10275.00 sq yards	
17	Whether occupild by the Owner / tenant , If occupied by the tenant , since how long , Rent received per month		If given for rent Rs 50,000 per month may get .		
II Characteristics of the Site					
1	Classification of the locality		Agriculture , Residential Plots & Industrial		
2	Development of Surrounding areas		Agriculture , Residential Plots & Industrial		
3	Possibility of frequent flooding / sub merging		No		
4	Feasibility to the civic amenities like schooll , hospital , Bus stop , Market etc,..		Near by		
5	Level of Land with Topographical conditions		Level land		
6	Shafe of Land		Rectangular		
7	Type of use to which it can be put		Industrial (Cold Storage Purpose to store the agriculture products		
8	Any Usage Restriction		No		
9	is Plot in Town planning approved layout		No		
10	Corner plot or intermittent plot		Intemittent		
11	Road facilities		Available		
12	Type of Road available at present		B T Road		
13	Width of Road - is it below 20.0 ft or more than 20.0 ft		more than 20.0 ft		



14	Is it a Land - Locked land	No
15	Water Potentiality	Available
16	Under ground sewerage system	No
17	Is power supply available in the site	Yes
18	Advantages of the Site	-
19	Special remarks if any like threat of acquisition of land for public service purpose , Road widening or applicability of CRZ Provisions etc... (Distance from sea coast / tidal level must be incorporated)	-
Part - A (value of Land)		
1	Size of Plot	
	North & South	-
	East - West	-
2	Total extant of the plot	2.1 acres or 10275.00 Sq yards
	Extant of Site considered for Valuation	2.1 acres or 10275.00 Sq yards
3	Prevailing market rate (along with details / reference atleast two latest deals / transactions with respect to adjacent properties in the areas)	3500 Per Sq yard Rs 3000 to 4000 Sq yards
4	Guide line Rate as obtained from Registra's office (an evidence there of to be enclosed)	Per Sq yard IGRS Web site is not working
5	Assessed / adopted rate of valuation	Rs 35962500.0 Say Rs 36000000
6	Estimated value of the land	Rs 36000000.00
Part - B (valuation of the Building)		
1	Technical details of the Building	
a)	Type of Building (Residential / Commercial / Industrial)	Industrial
b)	Type of Construction (Load bearing / R.C.C / Steel Framed)	R.C.C.framed Structure
c)	Year of construction	2007
	Age of the Building	17 years
	Residual Life of the Building	33 years
	Total Life of the Building	50 years
d)	Number of floors and height of each floor including basement , if any	Stlit , Ground + four floors each floor height 10.0 ft
e)	Plinth area floor wise	
	As per Document	2.1 acres or 10275.00 Sq yards
	As per Plan	Not provided Sq yards
f)	Condition of the Building	
	i) Exterior - Excellent , Good , Normal , Poor	Good
	ii) Interior - Excellent , Good , Normal , Poor	Not verified



Specifications of construction floor wise

S.No	Description	Ground floor	other floors
1	Foundation	Isolated column pile foundation upto depth 10 ft	
2	Basement	Sand filling with PCC Bed flooring with plinth beams	
3	Super structure	Brick masonry , columns	
4	Joinery / Doors & windows (Please furnish details about size of frames , shutters , glazing , fittings etc.,.And specify the species of timber)	Steel doors , Wood doors & frames	
5	R C C works	RCC Footings , Columns , Beams Lintals etc.,..	
6	Plastering	C.M.1:6	
7	Flooring , skirting , dodoing	Cement flooring , wooden flooring	
8	Special finish as marble , Granite,Wooden , Paneling , Grills , etc.,..	No	
9	Roofings including weather proof course	Last floor RCC Slab & Beams	
10	Drainage	Open Drainage	

S.No	Description	Ground floor	First & Second floor each	other floors
1	Compound wall			
	Height	5 to 6 ft	--	
	Length	Around Cold Storage	--	
	Type of construction	Brick Masonary	--	
2	Electrical instalation			
	Type of wiring	open	-	
	Class of fittings(Superior /ordinary /poor)	Ordinary	-	
	Number of light points	adequate	-	
	Fan Points	adequate	-	
	Spare plug points	adequate	-	
	Any other items			
3	Plumbing instalation			
	a) No of water closets and their type	2	-	
	b) No of wash basins	2	-	
	c) No of urinals	0	-	
	d) No of bath tubs	0	-	
	e) water meter , taps , etc ,..	0	-	
	f) Any other fixtures	0	-	



Details of Valuation

Sl. No.	Particulars of Items	Plinth Area Sft	Roof Height	Age of Building	Estimated replacement	Replacement cost	Deprecation Rs.	Net value after deprecn Rs.
1	Stlit , Ground + four floors	9020.00	49.2'	17	2600.00	23452000.00	32%	15947360.00
7	Condensa Tank	600.00	10'	13	600.00	360000.00	28%	259200.00
8	Office RCC Roof	480.00	10'	13	200.00	96000.00	28%	69120.00
	Total							16275680.00
							Say RS	16300000.00

PART C - (EXTRA ITEMS)

1	Portico	: Rs					
2	Ornamental Front / Pooja Door	: Rs					
3	Sit out / varandah with steel Grills	: Rs			400000.00		
4	Overhead Water Tank	: Rs					
5	Extra steel & collapsable gates	: Rs					
	Total in Rs				400000.00		

PART D - (Amenities)

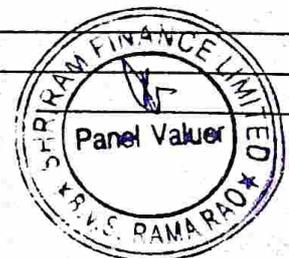
1	Extrasinks and bath tubs	: Rs			0.00		
2	Marble / ceramic tile flooring	: Rs			0.00		
3	Interior decorations	: Rs			0.00		
4	Architectural Elevation works	: Rs			0.00		
5	False Ceiling works	: Rs			0.00		
6	Paneling works	: Rs			0.00		
7	Aluminium works	: Rs			0.00		
8	Aluminium Handrails	: Rs			0.00		
9	Separate lumber Room	: Rs			0.00		
10	False Ceeling	: Rs			0.00		
	Total in Rs				0.00		

PART E - (Miscellaneous)

1	Separate Toilet Room	: Rs			0.0		
2	Separate lumber Room	: Rs			0.0		
3	Separate water tank / sump	: Rs			0.0		
4	Trees & Gardening	: Rs			0.0		
	Total in Rs				0.0		

PART F - (Services)

1	Water supply Arrangements				0.00		
2	Drainage arrangements				0.00		
3	Compound wall				1500000.00		
4	C.B.deposits , fittings etc,..				0.00		
5	Pavement				0.00		
	Total in Rs				1500000.00		



Total abstract of the entire property

Part - A	Land		36000000.0
Part - B	Building		16300000.0
Part - C	Extra Items		400000.00
Part - D	Amenities		0.00
Part - E	Miscellaneous		0.00
Part - F	Services		1500000.00
Part - G	Services (Paint & Machinery) after depreciation		3000000.00
Total in Rs			57200000.00
Say in Rs			57200000.00

(Valuation : Here the approved Valuer should discuss in detail his approach (Market Approach , Income Approach & Cost Approach) to valuation of the property and indicate how the value has been arrived at , supported by necessary calculations also, such aspects as i) Saleability ii) Likely Rental Values in future in iii) Any likely income it may generate , may be discussed)

Photograph of the Owner / representative with the property in background to be enclosed

Screen shot of Longitude / latitude and co ordinates of the property using GPS / various Apps / Internet sites.

As a result of my appraisal and analysis , it is my considered opinion that the present fair market value of the above property

Legal Aspects are not considered while issuing this report. Please verify the legal opinion for the legal aspects such as ownership, extent, salability etc.

Note :- internal parts like wood panels , machinery not inspected by me as the unit is under lock and key. Conditions of the ac units are not verified by me.

The FI is requested to get Surveyor Sketch from before proceed further in this case and compare the extent with the document and confirm at your end as it is not possible to take exact measurement.

JUSTIFICATION :- on physical verification the Subject property is located in partially developed residential plots area . All Civic Eminities are nearer to this site . The marketability in this area is good. Hence, I have enquired in the local market and adopted reasonable rate in the said vicinity.

As per Prevailing market rate after due enquiry with real estate Brokers ranging from Rs 3000 to 4000 per Sq yard and adopted rate is Rs 3500 per Sq Yard . As per SRO is Rs – per Sq Yard . I have verified the Web Sites like Magic Bricks.com , 99 Acres .com but in vain , hence i have adopted rate is Rs 3500 per Sq yard which is most reasonable and justifiable .

in the prevailing condition with aforesaid specification is Rs **57200000.00** Rs in words five crores seventy two lakhs only

The Realisable value of the above property is Rs. **48620000.00** (Rupees in words four crores eighty six lakhs twenty thousands only)

and the distress value Rs. **42900000.00** (Rupees in words four crores twenty nine lakhs only).

Place :- Ongole
Date :- 13.04.2024

Cell: 9849207902
B. V. S. RAMA RAO
B.E.(Civil), M.Sc.(Rev), MIE, FIV,
Panel Valuer: SHRIRAM FINANCE LIMITED
D.No. 33-056-729, Kurnool Road,
Opp: Varma Grand Restuarant Street,
Near Sai Baba Temple, ONGOLE.

The under signed has inspected the property detailed In the valuation report dated on _____ We
are satisfied that the fair and reasonable market value of the property is Rs _____
(Rs in words)

Signature
Branch Manger with
Official seal

To get future Google Chrome updates, you'll need Windows 10 or later. This computer is using Windows 7.

15°32'08.6"N 79°59'33.1"E

15°32'06.3"N 79°59'32.8"E

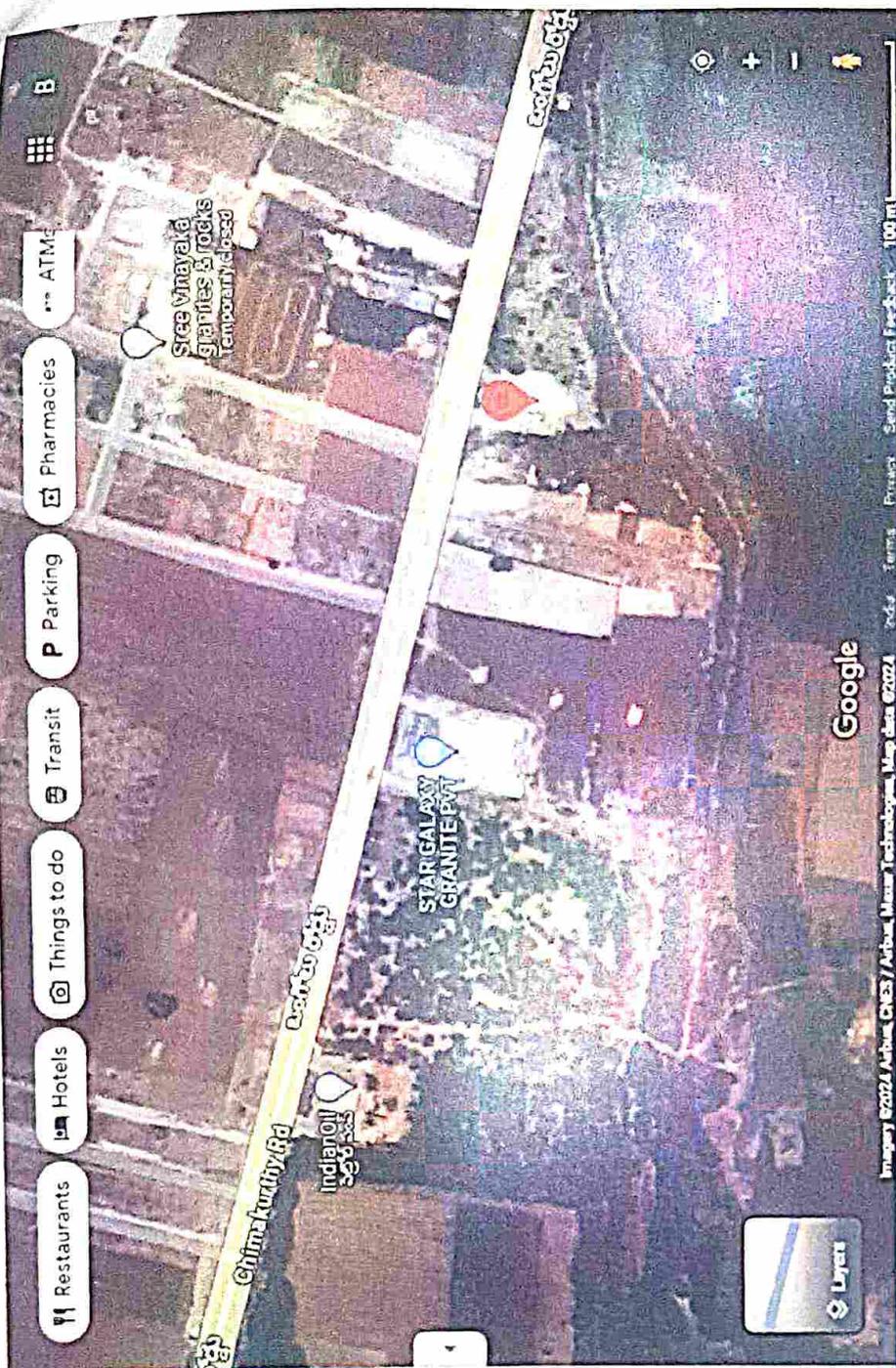
Directions Save Nearby Share Send to phone

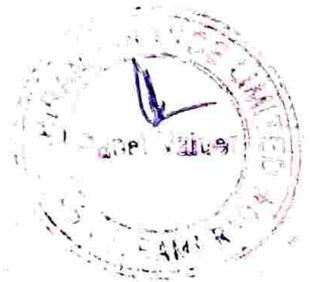
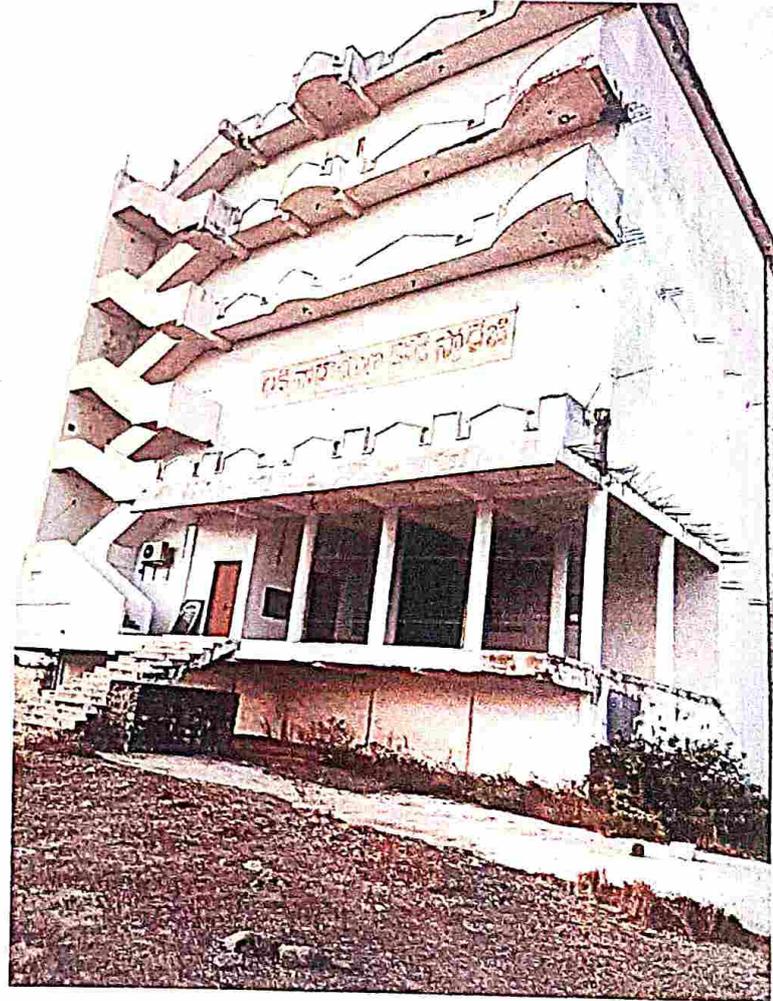
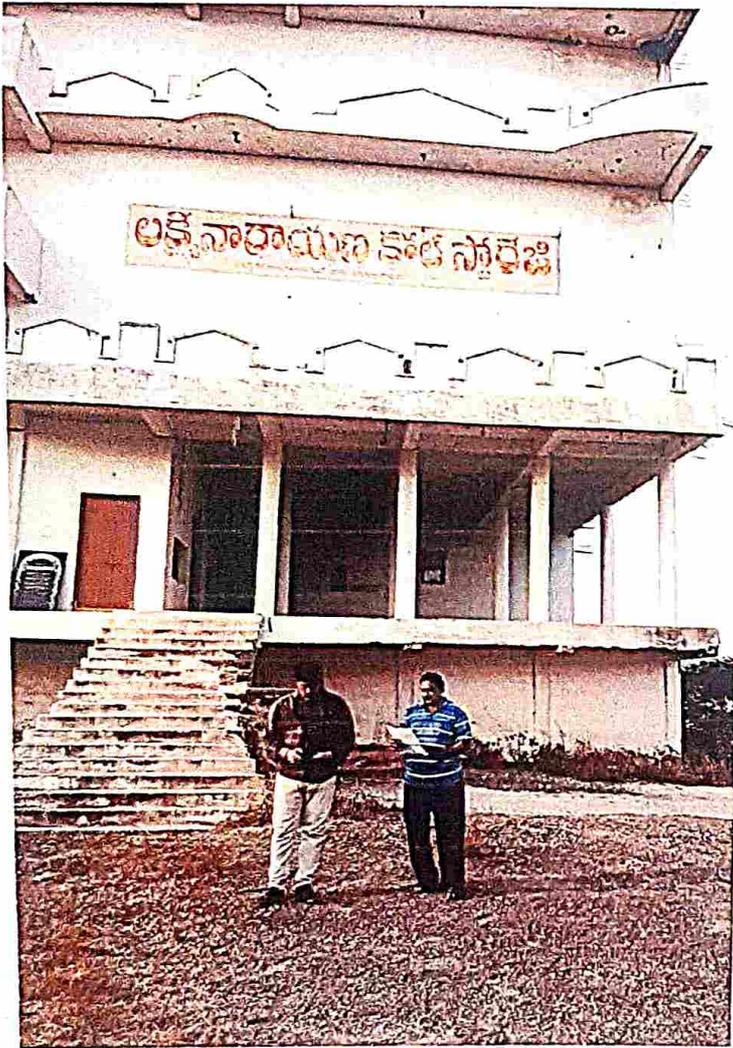
Santanutalapadu, Andhra Pradesh

GXPR-2XF Ongole, Andhra Pradesh

Add a missing place

Add your business





Registered AD.

Date: 04-02-2025

To,

1. Lakshmi Narayanacold Storage Rep By Its Partner Chaluvadi Venkata Naga Raghu Ram Guptha, S/O. Lakshmi Narayana, Nirmal Nagar, Park Road, Ongole, Prakasam District.
 2. Chaluvadi Venkata Naga Raghu Ram Guptha, S/O. Lakshmi Narayana, Nirmal Nagar, Park Road, And Ongole, Prakasam District.
 3. Chaluvadi Prasanna Lakshmi, W/O. Chaluvadi Venkata Naga Raghu Ram Guptha, Nirmal Nagar, Park Road, And Ongole, Prakasam District.
 4. Chaluvadi Lakshmi Kalyani, W/O. Chaluvadi Venkata Nagesh Kumar, Nirmal Nagar, Park Road, Ongole, Prakasam District.
 5. Chaluvadi Venkata Nagesh Kumar, S/O. Lakshmi Narayana, Nirmal Nagar, Park Road, Ongole. Prakasam District.
 6. Illindra Venkata Arun Kumar, S/O. Venkata Subbaraya Guptha, D.No: 7-11-12-2021, Gupthas Apartment, Lawyerpetta, Ongole, Prakasam District.
-**Borrower(s)/Guarantor(s)**

Dear Sir/Madam,

Subject : E Auction Sale Notice for sale of the Immovable Assets under the Securitisation and Reconstructions of Financial Assets and Enforcement of Security interest Act, 2002 read with proviso to Rule 8(5) (6) of the Security interest (Enforcement) Rules, 2002

Ref: Loan Agreement No's : **ONGL2TF1607270001 & ONGL2TF1607290003.**

1. We, M/s. Shriram Finance Limited (formerly known as "Shriram City Union finance Limited" amalgamated with Shriram Transport Finance limited as per the orders of NCLT Bench-II Chennai dated 09.11.2022) and thereafter obtained the approval to rename as Shriram Finance Ltd (Ministry of Corporate Finance letter dated 30.11.2022), is a company registered under the Companies Act, 2013 and also registered with RBI to do Non-Banking Finance business having its registered office at Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600032 and Office address : Authorized Officer, Shriram Finance Ltd, **Ongole, Prakasam(Dt)** and branch at Ongole (hereinafter referred as Company/ Lender).

2. We refer to our Demand Notices dated 25.11.2022 issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (here in after referred to as "**SARFAESI Act**"), wherein we had called upon you to pay the due of **Rs.3,10,04,844/-** (Three Crore Ten Lakhs Four Thousand Eight Hundred Forty Four Rupees Only) in loan agreement no. **ONGL2TF1607270001** and to pay due of **Rs.3,10,54,108/-** (Three Crore Ten Lakhs Fifty Four Thousand One Hundred Eight Rupees Only) in loan agreement no. **ONGL2TF1607290003** i.e total due of **Rs.6,20,58,952/-** (**Six Crore twenty Lakhs fifty eight Thousand Nine Hundred and Fifty Two Rupees Only**) in two loan agreement no's. **ONGL2TF1607270001 & ONGL2TF1607290003** along with further interest and other costs, until payment in full (hereinafter referred as the "outstanding amount") and payable by you all under the facility granted by Shriram Finance Limited Within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

3. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding amount and as such, as per order of the Principal Senior Civil Judge at Ongole, handed over the Physical possession of the property/ properties, to the Authorized Officer of

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Shriram Finance Limited, On.14.03.2024 described here in below (and referred hereinafter as "Secured Assets") in exercise of the powers conferred on him under Section 14 of SARFAESI Act and 13(4) of the SARFAESI Act read with Rule 8 & 9.

4. This is to inform you, that all the requisitions under the provision of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and **Shriram Finance Limited** now proposes to sell the secured asset as mentioned below here with by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) & (6) of Security Interest (Enforcement) Rules, 2002 after a period of **35 days** from the date of public notice in the manner described below 'As is where is basis & As is what is basis & Whatever there is basis' through Online Auction, unless we receive the entire outstanding amount of **Rs.6,20,58,952/- (Six Crore Twenty Lakhs Fifty Eight Thousand Nine Hundred and Fifty Two Rupees Only)** (Interest Charged up to 25th November 2022) including further interest, charges, expenses including Legal and all incidental expenses from the date of above notice to till closure of this loan account in loan Account No : **ONGL2TF1607270001 AND ONGL2TF1607290003**. It is hereby informed you that we are going to conduct Online Auction as per the given below Schedule:

Sr.No	PARTICULARS	DETAILS
1.	Date of Auction	12th MARCH'2025
2.	Time of Auction	11.00 AM to 01.00 PM
3.	Place of Auction	Web Portal: https://eauctions.samil.in/home
4.	Mode of Auction	E-Auction
5.	Loan agreement No's	ONGL2TF1607270001 & ONGL2TF1607290003.
6.	Outstanding amount	Total amount of Rs.6,20,58,952/- (Six Crore Twenty Lakhs Fifty Eight Thousand Nine Hundred and Fifty Two Rupees Only) (Interest Charged up to 25 th November 2022) including further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No's: ONGL2TF1607270001 & ONGL2TF1607290003 till closure of this loan.
7.	Description of mortgage property (Secured Asset)	<p>Item No.1:</p> <p>Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.1.97 cents or 0.788 hectares of land out of a total extent of Ac.25.25 cents and in it constructed cold storage under the name and Style "M/s. Lakshmi Narayana Cold Storage", bearing Assessment No. 3813, 54x162=8748 sq feet, 9534.8 sq yards, Near Door No: 12-1267. bounded on:</p> <p>East : Property of Garlapati Badrinarayana - 1048 Links West : Property of Chaluvadi Venkata Nagesh Kumar -1086 Links North: Property of Daggupati Venkata Subbaiah - 186 Links South: Kurnool road -183 Links</p> <p>Item No.2 :</p> <p>Prakasam District, Santhanuthalapadu Sub-District, Pernamitta Gram Panchayat and Village accounts, Sy.No. 594/1 an extent of Ac.0.15 3/5 cents or 0.061 hectares of land out of a total extent of Ac.25.25 cents adjacent to " Lakshmi Narayana Cold Storage",</p>

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)



		bounded on:- 762.3 sq yards. East : Property of Chaluvadi Prasanna Lakshmi - 515 Links, West : Remaining site of Chaluvadi Venkata Nagesh Kumar-515 Links, North: Property of Illendra Venkata Veerababu - 30.30 Links, South: Remaining site of Chaluvadi Venkata Nagesh Kumar-30.30 Links Within this an extent of Ac.0.15 3/5 cents or 0.061 hectors of land only Bounded by :-
8.	Reserve Price of the Property	Rs.4,29,00,000/- (Four Crores Twenty Nine Lakhs Only) EMD amount: Rs.42,90,000/- (Forty Two Lakhs Ninety Thousand Rupees Only) (10% on Reserve Price)

Please treat this notice as Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing you a notice of 30 (Thirty Days) for sale of the secured asset.

Note:- Borrowers are requested to kindly remove their movable assets (If any) from the property which is in Shriram Finance Ltd's Possession.

For Shriram Finance Limited

For SHIRAM FINANCE LIMITED

Authorized Officer.
AUTHORISED OFFICER

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

भारतीय डाक



India Post

RN629099709IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:10
 To:C V MAJESH KUMAR,PARK ROAD
 PIN:523001, Ongole H.O
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>
 <Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RN629099773IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:10
 To:IL HARAYANA CO,STOPATE PARK RD
 PIN:523001, Ongole H.O
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>
 <Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RN629099802IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:10
 To:C V N R RAN GURTHA,PARK ROAD
 PIN:523001, Ongole H.O
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>
 <Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RN629099728IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:10
 To:C PRASANNA LAKSHMI,PARK ROAD
 PIN:523001, Ongole H.O
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>
 <Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RN629099714IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:10
 To:C LAKSHMI KALYANI,PARK ROAD
 PIN:523001, Ongole H.O
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>
 <Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RN629099705IN IVR:82786290
 RL ONGOLE H.O <523001>
 Counter No:23,04/02/2023,18:11
 To:I V ARUN KUMAR,
 PIN:523002, Lawyer Flat (01) 3.0
 From:SHRIRAM FIN,TRUNK ROAD
 Wt:25gms Ack Fees:3.00,REG=17.0
 Amt:0.00,PS:36.00Tax:5.40,Amt.Paid:0.00
 <Track on www.indiapost.gov.in>

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

LN Cold Storage Sale notice

No.

Dated

of

1. Lakshmi Narayana Cold Storage Rep By Its
Partner Chaluvadi Venkata Naga Raghu Ram
Guptha, S/O. Lakshmi Narayana, Nirmal Nagar,
Park Road, Ongole. Prakasam District.

Date & Stamp of office delivery

Signature and Name of
received

Ch. P. I.

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

LN Cold Storage Sale notice

No.

Dated

of

2. Chaluvadi Venkata Naga Raghu Ram Guptha,
S/O. Lakshmi Narayana, Nirmal Nagar, Park
Road, And Ongole. Prakasam District.

Date & Stamp of office delivery

Signature and Name of
received

Ch. P. I.

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

LN Cold Storage Sale notice

No.

Dated

of

3. Chaluvadi Prasanna Lakshmi, W/O. Chaluvadi
Venkata Naga Raghu Ram Guptha, Nirmal
Nagar, Park Road, And Ongole. Prakasam
District.

Date & Stamp

received

Ch. P. I.

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

.....
LN Cold Storage Salem H 4

No.

Dated

of

4. Chaluvadi Lakshmi Kalyani, W/O. Chaluvadi Venkata Nagesh Kumar, Nirmal Nagar, Park Road, Ongole. Prakasam District.

Date & Stamp of office delivery

Signature and Name of received

Ch. P. J.

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

.....

No.

Dated

of

Addressed to

5. Chaluvadi Venkata Nagesh Kumar, S/O, Lakshmi Narayana, Nirmal Nagar, Park Road, Ongole. Prakasam District.

Date & Stamp of office delivery

Signature and Name of received

Ch. P. J.

ACKNOWLEDGEMENT

Received Registered Letter / Parcel

.....
LN Cold Storage Salem H 4

No.

Dated

of

Addressed to

6. Illindra Venkata Arun Kumar, S/O. Venkata Subbaraya Guptha, D.No: 7-11-12-2021, Gupthas Apartment, Lawyerpetta, Ongole. Prakasam District.

Date & Stamp of office delivery

Signature and Name of received

I. Lalitha Kumari

Union Bank of India Regional Office - NARASARAOPET D.No.522-A, First Floor, Opp: Kakumanu Towers, Reddy Nagar, Narasaraopet, Palnadu Dist. Ph: 9160121325.

EMANELMENT NOTICE Union Bank of India invites expression of interest from the eligible entities for purpose of empanelment as Recovery Agents/Enforcement Agents/ Asset Investigation Agents on Bank's Panel.

GOVERNMENT OF ODISHA Office of the Additional Chief Engineer Upper Kolab Project, At/Po: Bariniput Dist: Koraput, ODISHA-764006, email id: accukp2022@gmail.com

e-Procurement Notice No. ACE-UKP-03/2024-25 Bid Identification No. ACE-UKP-03/2024-25(I) to A-998 ACE-UKP-03/2024-25(XII) 1. Name of the Works : Civil Works

Asset Recovery Branch (79170), Vijayawada, 4th Floor, Andhra Bank Building, RR, Apparao Street, Vijayawada, AP-520001.

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) (RULE 6(2)/RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002) Borrower(s)/Co-obligant(s)/Mortgagor(s)/Guarantor(s):

Whereas you have defaulted to pay the amount due from you in spite of demand made by me/Bank through Demand Notice U/s 13(2) dated 01.11.2019.

The date and time of auction and the details of the service provider shall be informed through a Sale Notice which shall be issued separately, and the property will be sold to the person who offers highest price.

DESCRIPTION OF IMMOVABLE PROPERTY Mortgage of immovable properties described herein below: 1. EM of Rural Non-Agricultural land admeasuring Ac. 2.00 cents.

Canara Bank ARM BRANCH, CIRCLE OFFICE D.No. 54-15-4B Ground Floor, Lakshmi Avenue, Ring Road, Vijayawada-520008.

REDEMPTION NOTICE [SECTION 13(8)] TO BORROWER / GUARANTOR / MORTGAGOR To: 1. M/s Likhith Sai Krishna Agencies, Prop: Sri M Sanjeeva Reddy, D.No. 18, Indra Auto Nagar, Guntur Mandal, Guntur-522001.

The undersigned being the Authorized Officer of Canara Bank, ARM Branch, Vijayawada (hereinafter referred to as "the secured creditor"), appointed under the Act to hereby issue this notice, under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

DESCRIPTION OF THE MORTGAGED IMMOVABLE PROPERTY: Property No.1: Residential Ground Floor A.C.C Sheet roof building admeasuring 875.25 sq yds (Item 1: 434 sq yds + Item 2: 441.25 sq yds) situated at D.No.446/1, 4th Block, Nuttaki Village and grampanchayat, Mangalagiri sub-District, Guntur District Standing in the name of Mandala Sanjeeva Reddy S/o Mohan Reddy covered by Document No: 1664/2011 dated 05.03.2011 (434 sq yds) and Doc no: 1690/2011 dated 07.03.2011 (441.25 sq yds). Boundaries as per deed.

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 The following properties 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.2,33,06,612/- (Rupees Two Crore Thirty Three Lakh Six Thousand Six Hundred and Twelve only) as on 17-12-2024 together with further interest to be charged from 18-12-2024 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors No.1) Mr. Erukulapati Srihari, S/o. Erukulapati Sambasivarao, Flat No.403, Santhanganar 13th Line, Murali Harmony Apartments, Eluru (Rural), Industrial Estate, West Godavari District - 534007. No.2) Mrs. Erukulapati Aruna, W/o. Erukulapati Srihari, Flat No.403, Santhanganar 13th Line, Murali Harmony Apartments, Eluru (Rural), Industrial Estate, West Godavari District - 534007. No.3) Mr. Erukulapati Sambasivarao, S/o. Erukulapati Subbarao, H.No.2-87, Gannaganugudem, Gudigunta, Denduluru Mandalam, West Godavari District - 534450.

IN THE HON'BLE DEBTS RECOVERY TRIBUNAL at Visakhapatnam Gr. & Ist Floor, Sri Narayana Bhawan, Sai Baba Street, Dabagardens, Visakhapatnam - 530020.

Summons Under Sub-section (4) of Section 19 of the Act, Read with Sub-rule (2A) of Rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993 Between M/s. City Union Bank Ltd., Ongole Branch, Rep. by Its Branch Manager, Kurmool Road, Prakasam District ... Applicant and

1) Sri. Komatla Madhusudana Reddy 2) Smt. Komatla Rajamani 3) Sri. Komatla Damodara Reddy ... Defendants

Whereas, O.A.1180/2024 was listed before Hon'ble Presiding Officer / Registrar on 24-02-2025. Whereas, this Hon'ble Tribunal is pleased to issue Summons / Notice on the said Application under section 19(4) of the Act, (OA) filed against you for Recovery of Debts of ₹ 37,14,155.41 pa. (application along with copies of documents etc. annexed).

Aadhar Housing Finance Ltd. Corporate Office : 802, Natraj By Rustomjee, Western Express Highway, Sir M.V. Road, Andheri East, Mumbai - 400069, Maharashtra. Vijayawada Branch : 59A-1-3, Third Floor, Above Burger King, Vijayawada Municipal Corporation, Revenue Ward-8, R.S.No.131/2, NH-16 Main Benz Circle Road, Vijayawada - 500008 A.O : Thumuluri Jayendra Bhaskar, Contact No : 9885511243

PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY Whereas the Authorised Officer, Aadhar Housing Finance Limited (AHFL) has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the properties ("the Secured Asset") given below.

Table with 5 columns: SI No., Name of the Borrower / Co-Borrower, Demand Notice Date & Amount, Reserve Price (RP), Total O/s Amount as on, Description of the Immovable property

The Authorised Officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' and 'Whatever there is basis'. AHFL is not responsible for any liabilities whatsoever pending upon the said property.

The Date of Auction is fixed for 20-02-2025 Place : Vijayawada Authorised Officer Aadhar Housing Finance Limited

SHRIRAM FINANCE LIMITED Head Office: Level-3, Wockhard Towers, East Wing C-2 Block, Bandra Kurla Complex, (Bandra East), Mumbai 400 051; Tel: 022 4241 0400, 022 4060 3100; Website: http://www.shriramfinance.in/auction. Division Office : D.No. 37-1-4, 1ST FLOOR, VARAPRASAD COMPLEX, TRUNK ROAD, ONGOLE, PRAKASAM (DT). PINCODE: 523001.

APPENDIX-IV-A (See provision to rule 8(6) & 9(1)) Sale Notice for Sale of Immovable Properties E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest Enforcement Rules, 2002.

Table with 7 columns: Name of Borrowers / Co-Borrowers / Guarantors / Mortgagors, Date & Amount of 13(2) Demand Notice, Date of Possession & Type, Description of Property, Earnest Money Deposit Details (E.M.D) Details, Date & Time of Auction, Contact Person and Inspection date

STATUTORY 30 DAYS NOTICE UNDER RULE 8 (6) Rule 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with to dated interest and ancillary expenses before the date of e-auction i.e. 12-03-2025, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place: Ongole Date: 04.02.2025 Sd/- Authorised Officer Shriram Finance Ltd.

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

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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

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SHRIRAM
Finance

శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్

ప్రధాన కార్యాలయం: రెవెల్ - 3, డి.కె.పార్క్ టవర్స్, ఈస్ట్ వింగ్ సె-2 బ్లాక్, బాండ్లా టూల్స్ కాంప్లెక్స్ (బాండ్లా ఈస్ట్),
ముంబాయి - 400051, ఫోన్: 022-42410400, 022-40603100, వెబ్సైట్: <https://www.shriramfinance.in/auction>
డివిజన్ ఆఫీస్: డి.నెం.37-1-41, 1వ అంతస్తు, వరప్రసాద్ కాంప్లెక్స్, ట్రాక్ రోడ్డు, ఒంగోలు, ప్రకాశం జిల్లా, పిన్-523001.

అనుబంధం IV-A - (రూల్ 8 (6) మరియు 9 (1) యొక్క నిబంధనను చూడండి) స్థిరాస్తుల అమ్మకం కొరకు అమ్మకం ప్రకటన

సెక్యూరిటీ ఇంటరెస్ట్ ఎన్ఫోర్స్ మెంట్ రూల్స్, 2002 యొక్క రూల్ 8(6) నందలి నిబంధనతో చదువుకోవలసిన సెక్యూరిటీజేషన్ & రికన్స్ట్రక్షన్ ఆఫ్ ఫైనాన్సియల్ ఎసెట్స్ అండ్ ఎన్ఫోర్స్ మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 క్రింద స్థిరాస్తుల అమ్మకం కొరకు ఇ-వేలం అమ్మకం ప్రకటన.

సాధారణ ప్రణాళికానికీ మరియు ముఖ్యంగా రుణగ్రహీతలు మరియు గ్యారంటర్లకు తేలియజేయవలసిన ఏమనగా "శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్ కు తనఖా పెట్టబడిన / ఛార్జి చేయబడిన దిగువ తెలిపిన స్థిరాస్తులు "శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్" (గతంలో శ్రీ రామ్ సీటీ యూనియన్ ఫైనాన్స్ లిమిటెడ్ గా పిలువబడింది) యొక్క అధిక్యత అధికారిచే భౌతికంగా స్వాధీనపర్చుకోబడినవి మరియు పబ్లిక్ లో ఇవ్వబడిన విధంగా సదరు రుణగ్రహీతలు మరియు గ్యారంటర్ల నుండి శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్ యొక్క మిగతా బకాయిని రాబట్టుకోవటానికి తేది. 12-03-2025 కి 11.00 గం. నుండి మ. 1.00 గం. వరకు ఇ-వేలంలో "ఎక్కడ ఏది ఎలా ఉన్నది అక్కడ అది అలానే" ప్రాతిపదికన విక్రయించబడును. రుణగ్రహీతలు మరియు గ్యారంటర్ల వివరాలు, బకాయి సామ్యు, స్థిరాస్తి సంక్షిప్త వివరం మరియు తెలిపిన ఎన్కోంట్రెన్స్ లు, స్వాధీనత రకం, రిజర్వు ధర మరియు ధరావతు మరియు పెంపుదల దిగువన తెలిపబడినవి :

ఋణగ్రహీత / సహ ఋణగ్రహీతలు / గ్యారంటర్లు / మార్జిగేజీదారుల పేరు	తేది & మొత్తం 13(2) డిమాండ్ నోటీసు	స్వాధీనం తేది & విధం	ఆస్తి వివరాలు	ఎన్ఫోర్స్ మెంట్ వివరాలు (ఇ.ఎం.డి) వివరాలు	వేలం జరిగే తేది & సమయం	సంబంధించ బడ్జెట్ మరియు తనిఖీ తేది
1) లక్ష్మీనారాయణ కోల్డ్ స్టోరేజ్ తరఫున పార్ట్ నెం.1 : చలువారి వెంకటనాగ రఘురామ్ గుప్తా, తండ్రి : లక్ష్మీనారాయణ, నిర్మల నగర్, పార్ట్ రోడ్, ఒంగోలు, ప్రకాశం జిల్లా.	చెల్లించాల్సిన మొత్తం లోన్ నెం.1 కు గానూ రూ. 3,10,04,844/- (అక్షరాల మూడు కోట్ల పది లక్షల నాలుగు వేల ఎనిమిది వందల నలభై నాలుగు రూపాయలు మాత్రమే)	14-3-2024 భౌతిక స్వాధీనం ఏవైనా ఎంకెంబెన్స్ లు : తెలియదు	షెడ్యూలు ఆస్తులు చలువారి వెంకటనాగ రఘురామ్ గుప్తా, తండ్రి : లక్ష్మీనారాయణ, చలువారి ప్రసన్నలక్ష్మి, భర్త : చలువారి వెంకటనాగ రఘురామ్ గుప్తా లకు చెందినది. ఇటమ్ నెం.1 : ప్రకాశం జిల్లా, సంతనూతలపాడు సబ్ డివిజన్, పేర్లమిట్ల గ్రామపంచాయతీ మరియు గ్రామము అకౌంట్స్, సర్వే నెం. 594/1 నందు మొత్తం ఎ. 25.25 సెంట్ల విస్తీర్ణముతో ఎ. 1.97 సెంట్ల లేదా 0.788 హెక్టార్ల విస్తీర్ణముగల భూమిలో నిర్మించిన కోల్డ్ స్టోరేజ్ మరియు మెన్సన్స్ లక్ష్మీనారాయణ కోల్డ్ స్టోరేజ్ అను పేరున గల అసెస్ మెంట్ నెం. 3813కు 54X 162 = 8748 చు.అ.లు, 9534.8 చు.అ.ల విస్తీర్ణము, సమీప డోరు నెం. 12-1267 కు సంబంధించిన యావదాస్తి. దీనికి హద్దులు : తూర్పు : గార్లపాటి బద్రినారాయణ యొక్క ఆస్తి -1048 లింకులు, పడమర : చలువారి వెంకట నగర్ కుమార్ యొక్క ఆస్తి -1086 లింకులు, ఉత్తరం : దగ్గపాటి వెంకటసుబ్బయ్య యొక్క ఆస్తి -186 లింకులు, దక్షిణం : కర్నూలు రోడ్ - 183 లింకులు. ఇటమ్ నెం.2 : ప్రకాశం జిల్లా, సంతనూతలపాడు సబ్ డివిజన్, పేర్లమిట్ల గ్రామపంచాయతీ మరియు గ్రామము అకౌంట్స్, సర్వే నెం. 594/1 నందు మొత్తం ఎ. 25.25 సెంట్ల విస్తీర్ణముతో ఎ. 0.15 ³ / ₈ సెంట్ల లేదా 0.061 హెక్టార్ల విస్తీర్ణముగల భూమికి ఆనుకొని లక్ష్మీనారాయణ కోల్డ్ స్టోరేజ్ కు చెందిన 762.3 చు.అ.ల విస్తీర్ణమునకు సంబంధించిన యావదాస్తి. దీనికి హద్దులు : తూర్పు : చలువారి ప్రసన్న లక్ష్మి యొక్క ఆస్తి -515 లింకులు, పడమర : చలువారి వెంకట నగర్ కుమార్ యొక్క మిగిలిన స్థలము -515 లింకులు, ఉత్తరం : ఇల్లిండ్ల వెంకట వీరబాబు యొక్క ఆస్తి -30.30 లింకులు, దక్షిణం : చలువారి వెంకట నగర్ కుమార్ యొక్క మిగిలిన స్థలము -30.30 లింకులు. ఈ హద్దుల మధ్యగల ఎ. 0.15 ³ / ₈ సెంట్ల లేదా 0.061 హెక్టార్ల విస్తీర్ణముగల భూమి ఆస్తి. రిజర్వు ధర మొత్తం : రూ. 4,29,00,000/- ఇ.ఎం.డి మొత్తం : రూ. 42,90,000/- బిడ్ పెంపుదల : రూ. 50,000/- మరియు ఆలాంటి గుణిణ్ణాల్ గల పెంపుదల. ఇ.ఎం.డి సమర్పించుటకు చివరి తేది : 10-03-2025, సమయం : ఉ. 10.00 గం.ల నుండి ప. 5.00 గం.ల వరకు	క్రింద ఇక్కడ వివరించిన ఖాతా వివరాలకు RTGS/ NEFT ద్వారా జమ చేయాల్సిన ఇఎం.డి శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్ పేరిట బ్యాంకు పేరు: యాక్సిస్ బ్యాంక్ లిమిటెడ్, శాఖ : అశోక్ నగర్, హిమాయత్ నగర్, హైదరాబాద్ - 500029. ఖాతా నెం. 911020046 604111 IFSC కోడ్ : UTIB0000370	12 మార్చి 2025 సమయం: ఉ. 11.00 గం.ల నుండి మ. 1.00 గం.ల వరకు	పహార్ శ్రీమ బాషా 9866509584 బి. శ్రీనివాసరావు 8686923044 కన్జమర్ కేట్ : 022-40081572 ఆస్తి తనిఖీ చేయు తేది: 22-02-2025, సమయం: ఉ. 11.00 గం.ల నుండి ప. 5.00 గం.ల వరకు
2) చలువారి వెంకటనాగ రఘురామ్ గుప్తా, తండ్రి : లక్ష్మీనారాయణ, నిర్మల నగర్, పార్ట్ రోడ్, ఒంగోలు, ప్రకాశం జిల్లా.	రూ. 3,10,54,108 /- (అక్షరాల మూడు కోట్ల పది లక్షల యాభై నాలుగు రూపాయలు మాత్రమే)					
3) చలువారి ప్రసన్నలక్ష్మి, భర్త : చలువారి వెంకటనాగ రఘురామ్ గుప్తా, నిర్మల నగర్, పార్ట్ రోడ్, ఒంగోలు, ప్రకాశం జిల్లా.	రూ. 3,10,04,844 + 3,10,54,108 =					
4) చలువారి లక్ష్మీకళ్యాణి, భర్త : చలువారి వెంకట నగర్ కుమార్, నిర్మల నగర్, పార్ట్ రోడ్, ఒంగోలు, ప్రకాశం జిల్లా.	రూ. 6,20,58,952-00 (అక్షరాల ఐదు కోట్ల ఇరవై లక్షల యాభై ఎనిమిది వేల కొమ్మిది వందల యాభై రెండు రూపాయలు మాత్రమే)					
5) చలువారి వెంకట నగర్ కుమార్, తండ్రి : లక్ష్మీనారాయణ, నిర్మల నగర్, పార్ట్ రోడ్, ఒంగోలు, ప్రకాశం జిల్లా.	(డి. 25-11-2022 నాటికి తదుపరి వడ్డీ మరియు ఇతర ఒప్పంద ఛార్జీలు మరియు జరిమానాలు) కో బుటు ఒప్పంద నం. ONGL2TF1607270001, ONGL2TF1607290003 ప్రకారం శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్ వారికి బకాయి పడత తదుపరి జమకూడు వడ్డీ, ఛార్జీలు మరియు ఇతర ఖర్చులు.					
6) ఇల్లిండ్ల వెంకట ఆరుణ్ కుమార్, తండ్రి : వెంకట సుబ్బారావు గుప్తా, డి.నెం. 7-11-12-2021, గుప్తాన్ ఆపార్ట్ మెంట్, లాయర్ పేట, ఒంగోలు, ప్రకాశం జిల్లా.	డిమాండ్ నోటీసు డి. 25-11-2022					

సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్ఫోర్స్ మెంట్) రూల్స్, 2002 యొక్క రూల్ 8(6), రూల్ 9(1) క్రింద 30 రోజుల చట్టబద్ధ ప్రకటన

ఇ-వేలం తేది అనగా తేది. 12-03-2025 లోగా పైన తెలిపిన మొత్తముతోపాటు చెల్లింపు తేదీనాటికి వడ్డీ మరియు అనుబంధ ఖర్చులను చెల్లించవల్సిందిగా లేని యెడల సదరు ఆస్తి వేలం ఏజెన్సీ "శ్రీ రామ్ ఆల్ మోల్ ఇండియా లిమిటెడ్" యొక్క వెబ్ సైట్ (<https://eauctions.samil.in/home>) పై నిర్వహించబడును. ఆన్ లైన్ వేలం మా టెండరు తెరచు మరియు వేలం జరుగు ప్రదేశం కొరకు వెబ్ సైట్ <https://eauctions.samil.in/home> ను చూడండి. అమ్మకం యొక్క నియమ నిబంధనల వివరాలకై "శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్ లో" ఇవ్వబడిన లింకు <https://www.shriramfinance.in/auction> ను చూడండి.

ప్రదేశం : ఒంగోలు,
తేది : 04-02-2025

అధికృత అధికారి,
శ్రీ రామ్ ఫైనాన్స్ లిమిటెడ్

