

SALE OF SECURED ASSET THROUGH PRIVATE TREATY

of

AC. 13-935 cents Landed properties at West Godavari District, Nidadavole Sub-District, Nidadavole Village

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

RESERVE PRICE	Rs.22,00,00,000/- (Rupees Twenty Two Crores only)
EARNEST MONEY DEPOSIT	Rs.2,20,00,000/- (Rupees Two Crores and Twenty Lakhs only)

i. Date of Sale	17.02.2026
ii. Mode of Sale	THROUGH PRIVATE TREATY

Secured Creditor	M/s Shriram Finance Ltd
Borrower	M/s AXIS STRUCTURALS PVT LTD Represented by its Managing Director, Sri Sammeta Veera Venkateswara Rao

Agreement No. →	CTFHMYTN0000904 Dated 21.03.2011	HMYTNTF02270001 Dated 27.01.2012
Guarantors →	(1) Mrs. Sammeta Manjula (2) Mrs.S.Subhasini (3) Ms. D. Laxmi Prasanna (4) Mr.K.Satya Sridhar (5) S.Ravi Shankar, (since deceased) Represented by legal heirs: (a) Mrs. Sammeta Manjula (b) Mr. Sammeta Dhruva (c) Ms. Sammeta Pradhumna Sl. No. (b) & (c) above represented by natural Guardian Mrs. Sammeta Manjula	(1) Sammeta Veera Venkateswara Rao (2) Ms.D.Laxmi Prasanna (3) S.Ravi Shankar, (since deceased) Represented by legal heirs: (a) Mrs. Sammeta Manjula (b) Mr. Sammeta Dhruva (c) Ms. Sammeta Pradhumna Sl. No. (b) & (c) above represented by natural Guardian Mrs. Sammeta Manjula

Whereas under section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002, the Authorised Officer of M/s. Shriram City Union Finance Limited had issued demand notice dated **19.09.2024** to the Borrowers/Guarantors/Obligants and subsequently the Authorised Officer has taken possession of the under mentioned secured assets on **26.12.2024** under section 13(4) of the said Act, in respect of loan facilities granted to **M/s AXIS STRUCTURALS PVT LTD**

For SHRIRAM FINANCE LIMITED

Authorized Officer

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Represented by its Managing Director, Sri Sammeta Veera Venkateswara Rao, (hereinafter referred to as the borrower).

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 Limited 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 PRIVATE TREATY for realization of the secured debts due to **M/s Shriram Finance Ltd.**, amounting to -

- (1) **Agreement No.CTFHMYTN0000904 : Rs.26,23,93,122/- (Rupees Twenty Six Crores Twenty Three Lakhs Ninety Three Thousand One Hundred and Twenty Two Only) &**
- (2) **Agreement No.HMYTNTF02270001 : Rs.12,02,00,531/- (Rupees Twelve Crores Two Lakhs Five Hundred and Thirty One Only)**

as on 18.09.2024 plus future interest/charges/other costs incurred by the secured creditor thereon till final payment/realization.

SCHEDULE OF PROPERTES
Owned by M/s Axis Structural Private Limited
(Formerly known as M/s Axis Engineers),
vide Sale Deed Document No.286 of 2010 dated 17.09.2009

Schedule -A

West Godavari District, Nidadavole Sub-District, Nidadavole Village Accounts,

S.No.	R.S. No.	Extent Ac/Cents
1	D. No. 3-1-13/1	0.149
2	353/1B	1.475
3	358/2	0.65
4	358/3	0.97
5	353/1B	1.52
6	353/1B and 3	1.40
7	353/1B	1.50
8	353/1B	1.70
9	353/1B	1.50
10	D. No. 2-11-36/ A	0.80

For SHRIRAM FINANCE LIMITED

Authorized Officer

11	D. No. 2-11-39	0.23
	TOTAL	11.89

Bounded on:

- East : Railway land in R.S.No.342 and 358 – 1974 links
 West : Land of APSEB in R.S.Nos.353/1-B/10, 353/3B, 353/3A -1225 links
 North : Land in R.S.Nos.358/3, 357, 353/1A and land of APSEB.
 South : Road in R.S.No.352 – 1153 links

Within this an extent of Ac .11.89 cents of land.

Schedule -B

West Godavari District, Nidadavole Sub –District, Nidadavole Village Accounts,

S.No.	R.S. No.	Extent Ac/Cents
1	353/1B	0.635
2	353/1B	1.41
	TOTAL	2.045

Bounded on:

- East : Land is Schedule A property
 West : Land in Schedule A property
 North : Land in Schedule A property
 South : 30 feet wide Road

Within this an extent of Ac.2.045 cents of land

Reserve Price

Rs.22,00,00,000/- (Rupees Twenty Two Crores only)

Lot Bidding Deposit / Earnest Money Deposit

Rs.2,20,00,000/- (Rupees Two Crores and Twenty Lakhs only)

The title deeds of the property can be inspected at the office of the Secured Creditor during working hours with prior appointment. For appointments, contact the Authorised Officer **Mr.V.C.Seshadrinathan** (Contact No.: 9941005933) or email **seshadrinathan@shriramfinance.in**.

TERMS AND CONDITIONS OF SALE

1. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
2. The sale through PRIVATE TREATY is conducted by the Authorised Officer of **M/s Shriram Finance Ltd., Legal Department, No. 145 (3rd Floor), Santhome High Road, Mylapore, Chennai 600 004, the Secured Creditor**, in exercise of the powers conferred on them under the Securitization and Reconstruction of Financial

For SHRIRAM FINANCE LIMITED



Authorized Officer

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Assets and Enforcement of Security Interest Act, 2002, at the risk and expense of the defaulting borrower.

3. The property is sold on As is where is", "As is what is" and "Whatever there is" basis and the principle of Caveat Emptor will apply.
4. The property being sold is the right, title and interest the secured creditor has over the property. The secured creditor is holding physical possession of the property.
5. The title deeds of the property can be inspected at the office of the Authorised Officer, by prior appointment.
6. The property can be inspected by the prospective participants with prior appointment with the Authorised Officer.
7. The property is being sold with all the existing and future encumbrances whether known or unknown to the SFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
9. The purchaser should satisfy themselves, prior to the sale, as to the title to the property as well as to the identity and correctness of the description of the property and the measurement and boundaries of the same, as by having the property knocked down to him or her, the purchaser shall be held to have waived all objections to the title and no mistake that may afterwards appear to have been made in the description of the property or any error in the particulars of the same shall be held to affect the sale or entitle the purchaser to any compensation in respect thereof.
10. The Authorised Officer is not aware of any outstanding liabilities on the property or any statutory dues to the authorities. It is the responsibility of the participants to ascertain the same. No sale shall be invalidated for the reason of the bidder not being aware of any or all outstanding liabilities, statutory or otherwise, on the property. All Statutory Dues/Liabilities/Electricity Bills, etc. due and payable to the Government/Local Body or Other Authorities, if any, shall be borne by the Purchaser(s).
11. All intending participants shall submit their Application/Quote along with an Earnest Money Deposit equivalent to 10% of their application, by means of Demand Draft or Pay Order drawn in favour of SHRIRAM FINANCE LIMITED or by way of online transfer (NEFT/ RTGS) to SHRIRAM FINANCE LIMITED, at least a day prior to the Sale Date.

For SHRIRAM FINANCE LIMITED

Authorized Officer

12. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of SFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
13. Earnest Money Deposited will be adjusted against 25% of the deposit to be made as per clause (12) above.
14. The Sale Proceeds being Rs.50 lakhs and above, while making final payment of the sale proceeds, the successful bid should ensure to deduct 'Tax Deducted at Source' (TDS) at the applicable rate under Section 194-IA of the Income Tax Act 1961, currently at 1% of the amount as 'Income Tax', for which PAN number to be collected from us. The amount should be remitted to the Income Tax Department and Receipt to be produced as evidence.
15. All Remittance to be made to designated account in favour of Shriram Finance Limited by way of online transfer (NEFT/ RTGS) or Demand Draft. Cash or cheque payments will not be accepted. The Account details are given below:
16. Failure to remit the amount as required under clause (12) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
17. In case of non-acceptance of offer of purchase by the SFL, the amount of 10% paid along with the application will be refunded without any interest.
18. The Authorised Officer reserves the right to reject any or all the bids and of postponing the Sale through Private Treaty at any time, without assigning any reason therefor. The decision of the Authorised Officer shall be final and binding on all parties
19. In case of more than one offer, the SFL will accept the highest offer.
20. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
21. If the purchaser neglects or refuses to comply with the above conditions or any of them, the monies paid upto the default shall be forfeited and shall not be refundable and the Auctioneers shall thereupon and without any notice to the purchaser be at liberty to re-sell the property as directed by the Authorised Officer and the deficiency if any arising from such re-sale together with all the expenses attending the re-sale shall be made good by the defaulting purchaser and in case of any advantage shall forfeit the same.
22. On payment by the purchaser of the residue of the purchase money as per Clauses above, the property will be conveyed to the purchaser in the manner decided by the Secured Creditor. The Secured Creditor would not be required to undertake to any covenants other than those that a creditor who doesn't hold physical possession of the property would be able to make. The cost of execution of conveyance shall be borne

For SHRIRAM FINANCE LIMITED

Authorized Officer

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

by the purchaser. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

23. Provided always that if the defaulting borrower settles the entire amounts due to the Secured Creditor before execution of the conveyance, the sale would stand cancelled and the entire amounts paid by the successful bidder would be returned forthwith, without interest.

24. By taking part in the Sale through Private Treaty, the participants expressly indicate their acceptance to all the terms and conditions hereinabove mentioned.

25. Contact details of Authorised Officer:

- Name : Mr.V.C.Seshadrinathan
- E-Mail id : seshadrinathan@shriramfinance.in
- Mobile Number: +91 9941005933
- Address : M/s Shriram Finance Ltd., Legal Department,
No. 145 (3rd Floor), Santhome High Road,
Mylapore, Chennai 600 004

Details of terms and conditions of the sale through Private Treaty are provided in the website <https://www.shriramfinance.in/auction> of Shriram Finance Limited.

For SHRIRAM FINANCE LIMITED

Authorized Officer

**APPENDIX IV-A [See Provision to Rule 8(6)]
NOTICE OF SALE THROUGH PRIVATE TREATY**

Note: 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 Limited was 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. By virtue of the above, Shriram Finance Limited with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30.11.2022.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken on 26.12.2024 by the Authorised Officer of Shriram Finance Limited, Secured Creditor, will be sold through "Private Treaty" on 17.02.2026 as per the terms agreeable to Shriram Finance Limited (SFL) for realisation of dues on "As is where is", "As is what is" and "Whatever there is" basis, for recovery of dues viz. (1) Rs.26,23,93,122/- under Agreement No. CTFHMYTN0000904 dated 21.03.2011 and (2) Rs.12,02,00,531/- under Agreement No. HMYTNTF02270001 dated 27.01.2012 as on 18.09.2024 with further interest, costs, other charges and expenses thereon from 19.09.2024 due to the Shriram Finance Limited, Secured Creditor as per Demand Notice dated 19.09.2024 issued u/s 13(2) of SARFAESI Act, from the Borrower(s) and Guarantor(s) mentioned below.

Name and Address of the Borrowers/Guarantors:
Agreement No. CTFHMYTN0000904 & HMYTNTF02270001
1. M/s. AXIS STRUCTURALS PVT LTD (Borrower) Represented by its Managing Director, Sri Sammeta Veera Venkateswara Rao, S/o Harinath Babu, R/o. D.No. 5-49, Survey No.303, ADJ. to Ramireddy Nagar, Jeedimetla, Hyderabad-500 055. (2) Mrs.Sammeta Manjula, (Guarantor for Loan under Agreement No. CTFHMYTN0000904), W/o Late S.Ravi Shankar, R/o. Flat No.207, Vahini Towers, A.S.Rao Nagar Colony, Kukatpally, Hyderabad - 500 072. (3) Mrs.S.Subhasini, (Guarantor for Loan under Agreement No. CTFHMYTN0000904) W/o Mr. Sammeta Veera Venkateswara Rao, R/o. Plot No.303, Vivekananda Nagar Colony, Kukatpally, Hyderabad - 500 072. (4) Ms.D.Laxmi Prasanna, (Guarantor for Loan under Agreements No. CTFHMYTN0000904 & HMYTNTF02270001), D/o D.Venkata Ramineedu, R/o. D.No.306, E-Block, NVL Godavari, Jeedimetla, Hyderabad - 500 055. (5) Mr.K.Satya Sridhar, (Guarantor for Loan under Agreement No. CTFHMYTN0000904), R/o. Plot No.2-136/299, Ushodaya Colony, Gajula Ramaram, Jeedimetla, Adj to Ushamulapudi Hospital, Hyderabad - 500 055. (6) Mr. Sammeta Veera Venkateswara Rao (Guarantor for Loan under Agreement No. HMYTNTF02270001) S/o S.Harinath Babu, R/o D.No. 5-49, Survey No.303, ADJ to Ramireddy Nagar, Jeedimetla, Hyderabad - 500 055. (7) Mrs. Sammeta Manjula, W/o. Late S.Ravi Shankar, R/o. Flat No.207, Vahini Towers, A.S.Rao Nagar Colony, Kukatpally, Hyderabad - 500 072 - Legal Heir of Late S. Ravi Shankar, (Guarantor since deceased - for Loan under Agreements No.CTFHMYTN0000904 & HMYTNTF02270001, (8) Mr. Sammeta Dhruva, S/o Late S.Ravi Shankar, - Being Minor Rep.by Natural Guardian Sammeta Manjula (Mother) R/o. Flat No.207, Vahini Towers, A.S.Rao Nagar Colony, Kukatpally, Hyderabad-500 072 - Legal Heir of Late S.Ravi Shankar, (Guarantor since deceased - for Loan under Agreements No.CTFHMYTN0000904 & HMYTNTF02270001, (9) Ms. Sammeta Pradhumna, D/o Late S.Ravi Shankar - Being Minor Rep.by Natural Guardian Sammeta Manjula (Mother), R/o. Flat No.207, Vahini Towers, A.S.Rao Nagar Colony, Kukatpally, Hyderabad - 500 072 -Legal Heir of Late S.Ravi Shankar, Guarantor since deceased - for Loan under Agreements No. CTFHMYTN0000904 & HMYTNTF02270001.

SCHEDULE OF PROPERTIES

Owned by M/s Axis Structural Private Limited (Formerly known as M/s Axis Engineers) vide Sale Deed Document No.286 of 2010 dated 17.09.2009.
Schedule -A : West Godavari District, Nidadavole Sub-District, Nidadavole Village Accounts.

Sl.No.	R.S.No.	Extent Ac / Cents	Sl.No.	R.S.No.	Extent Ac / Cents
1.	D.No.3-1-13/1	0.149	7.	353/1B	1.50
2.	353/1B	1.475	8.	353/1B	1.70
3.	358/2	0.65	9.	353/1B	1.50
4.	358/3	0.97	10.	D.No. 2-11-36/ A	0.80
5.	353/1B	1.52	11.	D.No. 2-11-39	0.23
6.	353/1B and 3	1.40		Total	11.89

Bounded on: East : Railway land in R.S.No.342 and 358 - 1974 links, West : Land of APSEB in R.S.Nos.353/1-B/10, 353/3B, 353/3A-1225 links, North : Land in R.S.Nos.358/3, 357, 353/1A and land of APSEB. South : Road in R.S.No.352 - 1153 links within this an extent of Ac. 11.89 cents of land. **SCHEDULE-B** : West Godavari District, Nidadavole Sub-District, Nidadavole Village Accounts, (1) : R.S.No. 353/1B, **Extent Ac / Cents - 0.635**, (2) : R.S.No. 353/1B, **Extent Ac / Cents - 1.41**, **Total - 2.045 Ac / Cents**. **Bounded on:** East: Land in Schedule A property, West : Land in Schedule A property, North : Land in Schedule A property, South: 30 feet wide Road, Within this an extent of **Ac.2.045 cents** of land.

Known Encumbrances, if any : NIL

RESERVE PRICE :	Rs.22,00,00,000/- (Rupees Twenty Two Crores only)
Date of Sale on Private Treaty	17.02.2026

Standard terms and conditions for sale property through Private Treat are as under:

- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
- The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of SFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
- The purchaser has to deposit 10% of the offered amount along with application till 16.02.2026 which will be adjusted against 25% of the deposit to be made as per clause (b) above.
- Remittance to be made to designated account in favour of Shriram Finance Limited by way of online transfer (NEFT/RTGS) or Demand Draft.
- Failure to remit the amount as required under clause (b) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- In case of non-acceptance of offer of purchase by the SFL, the amount of 10% paid along with the application will be refunded without any interest.
- The property is being sold with all the existing and future encumbrances whether known or unknown to the SFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- The SFL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, the SFL will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

For Detailed terms and conditions of the sale are provided in the website
<https://www.shriramfinance.in/auction> of Shriram Finance Limited

Contact details of Authorised Officer::
(a) Name : Mr. V.C. Seshadrinathan
(b) Phone : 044 - 43925332 / 9941005933
(c) Mail id : SESHADRINATHAN@shriramfinance.in

Place: Chennai
Date : 30.01.2026

Authorised Officer
Shriram Finance Limited