

AUTHORIZED OFFICER SHRIRAM FINANCE LTD, ZONAL OFFICE, Authorized Officer Shriram Finance Ltd; DNO:26-2-7;2ND FLOOR;PADMAVATHI PLAZA;BESIDE CANARA BANK; A.K.NAGAR ; NELLORE(DT)-524004 and branch office at Nellore-2

E Auction sale notice in respect of immovable properties belonging to BOMMI.RAMU

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 Security Interest (Enforcement) Rules under Rule 9 (1) issued now after expiry of 30 days of the **Intending sale Notice dated 26.12.2025**. Since all of you have failed to exercise your right of redemption as contemplated under section 13 (8) of Act 54/2002 r/w Rule 8 (6) of the Security interest (Enforcement) Rules,2002, this notice for e-auction sale is issued. This is to inform the borrowers / guarantors/ mortgagers / co-applicants / co-borrowers

This is to inform you

- 1.BOMMI.RAMU;S/O SREENIVASULU;GUDIPALLIPADU;NELLORE RURAL;NELLORE DIST-524314. (BORROWER)
- 2.BOMMI.KRISHNAVENI;W/O BOMMI.RAMU;GUDIPALLIPADU ; NELLORE RURAL ; NELLORE DIST-524314. (GUARANTOR)
- 3.PATHAN.MAHABU BASHA;C/O PATHAN CHINNA KASIM PEERA;DNO : 28/9/1418;LAKSHMI STREET;VENKATESWARAPURAM;NELLORE DIST-524005. (GUARANTOR)

1. That,we M/s. Shriram Finance Limited (Formerly known as Shriram City Union Finance Limited) It is informed that " Shriram City Union Finance Limited " has been amalgamated with " Shriram Transport Finance Limited " as per order of Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022, 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. registered under Companies Act,2013 , registered with RBI to do Non-Banking Finance Business, having registered office at Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai- 600032, Authorized Officer Shriram Finance Ltd, ZONAL OFFICE, Shriram Finance Ltd, *DNO:26-2-7;2ND FLOOR;PADMAVATHI PLAZA;BESIDE CANARA BANK; A.K.NAGAR ; NELLORE(DT)-524004. and branch office at Nellore-2* (hereinafter referred as Company/ Lender) hereby issue the following notice as under.

2. We refer to our Demand Notices dated. **29.03.2023** issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest

Shriram Finance Limited



Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **Rs. 11623439/- (One crore Sixteen Lakhs Twenty Three Thousand Four Hundred and Thirty Nine Rupees only)** in loan account no. **NELL3TF2105310004** along with further interest , expenses and other costs till the payment of entire amount as 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. Consequently the secured creditor has already issued **Notice dated 24.06.2023** under section 13 (4) notifying you all that the secured creditor represented by its Authorised Officer has already taken physical possession of the properties described therein on **21.11.2024** through advocate commissioner 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 described hereunder by public auction and/or any other methods as prescribed under the provisions of law and rules. after a period of 30 days from the date of publication of this notice in the manner described under the law and rules on the basis of 'As is where is basis & As is what is basis & Whatever there is basis' through Online Public e-Auction, realise the debt notified under demand notice dated **29.03.2023** ie an outstanding amount of **Rs. 11623439/- (One crore Sixteen Lakhs Twenty Three Thousand Four Hundred and Thirty Nine Rupees only)** along with interest, expenses , charges, Legal and all incidental costs

4. 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	18 th March' 2026
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.	Last date for submission of bid	on or before 16th March' 2026 up to 05.00 p.m
6.	Inspection Date & Time	11.03.2026 Time 10.00 a.m. to 05.00 p.m
7.	Loan agreement No	NELL3TF2105310004

Shriram Finance Limited



SHRIRAM

Finance

8.	Outstanding amount	Total amount of (Rs. 11623439/- (One crore Sixteen Lakhs Twenty Three Thousand Four Hundred and Thirty Nine Rupees only) (Interest Charges up 29 th March 2023) including further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No. (NELL3TF2105310004 till closure of this loan.
9.	Earnesh Money Deposit Details(EMD) Details	EMD to be deposited by way of RTGS/NEFT to the account details mentioned herein below In favour of SHRIRAM FINANCE LIMITED BANK NAME- AXIS BANK LIMITED, BRANCH- Bandra Kurla Complex, Mumbai - 400710, Account No.230010200005265, IFSC Code: UTIB0000230
10.	Description of mortgage property (Secured Asset)	Schedule - I S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District,Gudipallipadu Area,presently Nellore Municipal Corporation Limits,Sy.No.27/A an extent of Ac.0.20 cents and in it an extent of 9 ankanams 51 sq.ft., or 77.66 sq.yards of vacant site,bounded on :- EAST : Site of Vendor Vemareddy Mruthunjaya Reddy – 65 ft ; WEST : House of Bommi.Krishnaveni – 65 ft ; NORTH : Nellore – Kondur Road – 10.09 ft ; SOUTH : House and Site Of Bommi.Ramu 10.09 ft ; Within these an extent of 9 ankanams 51 sq.ft. or 77.66 Sq.Yards of vacant site only. Schedule - II S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District,Gudipallipadu Area, presently Nellore Municipal Corporation Limits,Sy.No.27 an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building,bounded on :- EAST : Site of Guduru Venkata Rami Reddy ; WEST : House of Vendor,Shaik.Anwar ; NORTH : Pathway to this site ; SOUTH : Pathway ; Within these an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building along with all fixtures and appurtenant site therein.

Shriram Finance Limited

Admn. Office : 6th Floor, (level 2), Building No. Q2, Aurum Q Parc, Gen 4/1, TTC, Thane Belapur Road, Ghansoli, Navi Mumbai - 400 710. Tel: +91 22 40957575
Registered Office : Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032. Tamil Nadu, India. | Tel: +91-44-485 24 666
Website : www.shriramfinance.in | Corporate Identity Number (CIN) - L65191TN1979PLC007874



11.	Reserve Price of the Property	<p>Schedule-1 Reserved Price- 4,34,000/-</p> <p>Schedule-2 Reserved Price- 68,92,000/-</p> <p>Total Schedule (1 & 2):- Reserved Price: Rs. 73,26,000/- (Seventy Three Lakhs Twenty Six Thousand Rupees Only) Highest Valuation report Amount</p> <p>EMD Amount 10% of the Reserve Price i.e.</p> <p>Schedule-1 EMD Amount- 43,400/-</p> <p>Schedule-2 EMD Amount- 6,89,200/-</p> <p>Total EMD Amount : Rs. 7,32,600/- (Seven lakhs Thirty Two Thousand Six hundred Rupees Only)</p>
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E-auction is as per the terms and conditions enclosed herewith.

Thanking you,

DATE: 07.02.2026

NELLORE

For Shriram Finance Limited
For **SHRIRAM FINANCE LTD**

Authorized Officer 

Authorised Officer

Shriram Finance Limited

भारतीय डाक

NBC Nellore 545 (524002) Com

SF-D EN584202964IN IVR:69783

07-02-2020 19:37:10, 20gms (Phy. 17)

To: D KRISHNAVENI, GUDIPALLIPADU

Irdekurpeta, ANDHRA PRAD - 524314

From:SHRIRAM FINANCE LTD-524004

(Base:57.00)

POD-Rs.10

Track@ www.indiapost.gov.in Dial-1800266686

भारतीय डाक

NBC Nellore 545 (524002) Com

SF-D EN584202683IN IVR:69783

07-02-2020 19:37:11, 20gms (Phy. 17)

To: D RAMU, GUDIPALLIPADU

Irdekurpeta, ANDHRA PRAD - 524314

From:SHRIRAM FINANCE LTD-524004

(Base:57.00)

POD-Rs.10

Track@ www.indiapost.gov.in Dial-1800266686

भारतीय डाक

NBC Nellore 545 (524002) Com

SF-D EN584202808IN IVR:69783

07-02-2020 19:38:21, 20gms (Phy. 17)

To: T MANGADU DASHA, VENKATESWARAPURAM

Polytechnic, ANDHRA PRAD - 524005

From:SHRIRAM FINANCE LTD-524004

(Base:29.00)

POD-Rs.10

Track@ www.indiapost.gov.in Dial-1800266686

RO SPAD

sole notice



To
~~Bommi. Ramy~~
~~S/o Sreenivasulu~~
~~Gudipalli Padu (vi)~~
~~Nellore Rural~~
~~Nellore (Dt) - 524314~~

Address left
 this address
 please send to
 do

Authorized officer

SHRIRAM FINANCE LTD.,

D.No. 26-2-7, 11th Floor,
 Padmavathi Plaza, Beside Canara Bank,
 Current Office Centre, A.K.Nagar,
 NELLORE-524 004.

BY SRAM

sale notice

TO
Sommi. Krishnaveeni
W/o B. Ramu
Gundipet Padu (vi)
Nellore dist - 524314



Address Dield to
here sender

Authorized officer
SHRIPAM FINANCE LTD.,
D.No. 26-2-7, 11rd Floor,
Padmavathi Plaza, Beside Canara Bank,
Current Office Centre, A.K.Nagar,
NELLORE-524 004.

By SEM

sale notice



To

~~Pathan, Mahesh Babu
c/o Pathan, Chinna Kasim Babu
D.No. 28/14/18, Lakshmi Street
Venkateswara Puram
SEC NELLORE (Dt) - 524005.~~

Authorized officer

SHRIRAM FINANCE LTD.,

D.No. 26-2-7, III: B Floor,
Madhavathi Plaza, Beside Canara Bank,
Current Office Centre, A.K.Nagar,
NELLORE-524 004.

155 016 910 931
DEPARTMENT OF P

9/2/26

No such person
In the Address
Name Return to Sender
on 9/2/26

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MBC Netline Ltd (S)
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01-02-0006 20100210
FOR AS.10
(RASC)23.001
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TO:524005
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TICRE swv.indiapost.gov.in DLAL

10.226



TG CM rules out scrapping dists or forming new ones

Says oppn views will be considered before any decision is taken

EXPRESS NEWS SERVICE @ Hyderabad

CHIEF Minister A Revanth Reddy on Sunday dismissed what he called misinformation that the state government was planning to scrap the districts created by the previous BRS government.

Addressing a Praja Palana-Pragati Baata public meeting at Bhupalapally, he said there was no proposal to abolish newly formed districts. However, he pointed out that if reorganisation or rationalisation became necessary, the government would first place the proposals before the public.

He said: "The matter will be discussed in the Assembly. Suggestions from opposition parties will also be considered before any decision is taken." He assured that Bhupalapally would continue to remain a district. Describing the BRS as 'Blackmail Rajakeeya Samithi', the chief minister alleged that



party leaders had amassed crores of rupees by blackmailing businesspersons through phone tapping.

"BRS leaders did not spare anyone, be it opposition leaders, judges, film actors or journalists. They even tapped conversations between husbands and wives," he said claiming that businesspersons were threatened and forced to part with money, which later came into the party through electoral bonds.

"From where did ₹1,500 crore enter the BRS account? Weren't businesspeople coerced into

selling their lands at throwaway prices?" he asked, questioning why BJP leaders had not acted against former chief minister K Chandrashekar Rao and BRS working president KT Rama Rao.

He alleged that Union Minister G Kishan Reddy was shielding KCR and KTR from arrest, remarking that he had "transformed into Kalvakuntla Kishan Rao." Revanth Reddy questioned why central agencies like the CBI and ED were being used against the Gandhi family but were not probing corruption allegations against BRS leaders.

"The BJP-led Centre is protecting KCR and Harish Rao in the Kaleshwaram case and KTR in the Formula-E case," he alleged, adding that Kishan Reddy's reputation would remain tarnished until action was taken.

Revanth assured that the government would not revoke the Singareni Medical Board.



Prehistoric human skeletons found in

KIRAN BALANNAN

RESEARCHER two prehistoric skeletons during an excavation at Gaudra Tekkalakote to district. The excavation carried out by Dr Namita S Suresh professor at Hartwell, the US.

During excavation week, human bones were initially noticed by Further digging unearthed two human skeletons, each 5.5 feet in length side by side. The skeletons were found in preserved condition

Phone-tapping case evidence safe: T

EXPRESS NEWS SERVICE @ Hyderabad

TELANGANA Forensic Science Laboratory (TGFSL) Director Shikha Goel on Sunday said that seven material items related to the phone-tapping case were present in the laboratory at the time of the fire incident and appeared to be physically undamaged.

Addressing a press conference at the Molecular Biology Unit building in Nampally, she said the TGFSL had received a total of 136 items in connection with the phone-tapping case. Of these, all were returned after examination except seven items, which were sent to the forensic laboratory in January 2026. The examination of these seven items has been completed

and the reports are currently under preparation.

She further stated that all material objects related to the case have been safely retrieved. Once the laboratory becomes fully operational, the TGFSL will be able to ascertain whether the seven items have suffered any damage.

Speaking about the cash-for-vote case, Goel said the FSL had

received 16 material items on two occasions — on August 14, 2025, and August 14, 2025, from the court of the Principal Judge (ACB).

All the items were examined and reports were submitted to the court on three occasions. She added that the case property was returned to the court in March 2025 that no material

Dolphin population

GOVERNMENT OF ODISHA, DEPARTMENT OF WATER RESOURCES OFFICE OF THE CHIEF CONSTRUCTION ENGINEER, KHARIBANDA, BALASORE DISTRICT, ODISHA

the news. In just a click. Log to www.thehindianexpress.com

D.No: 1-1200, Keeramipeta, Pakkhalapalli, Anantapur Rural, Anantapur Dist. A.P. my Father's name inadvertently printed in my passport as Malipela Rami Reddy (Old Name) Instead of the correct name **MALPELA RANGAREDDY** (New name). This is kind information for all purposes.

CHANGE OF NAME & DOB
I, **B. JYOTHI** (existing name of Spouse as per NOK POR/IAFF(P) 5) is legally wedded spouse Ex.Hav, No.1378609Y, **B.VEMA REDDY**, presently residing at D.No.3-3/1, Chinthapenta Ramapuram Village, Thurupalli Post, Penumuru(M), Chittoor Dist, AP-517126 have changed my name from **B. JYOTHI** (existing name of Spouse) to **NALLAPAREDDI JYOTHI** (Proposed/Adopted New Name of Spouse) and my Date of Birth is corrected from **11-12-1971 to 12-11-1966**

Registered Office: KRM Towers, 8 Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

**PUBLIC NOTICE
GOLD AUCTION CUM INVITATION NOTICE**

The Below mentioned borrower has been issued notices to pay the outstanding amount towards the credit facility against Gold ornament savailed by him from IDFC FIRST Bank Limited. Since the borrower has failed to repay the dues under the facility. We are constrained to conduct an auction of the pledged Gold ornaments on **17/02/2026**. In the event any surplus amount is realized from this auction, the same will be returned to the concerned borrower and if there is any deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. IDFC FIRST Bank has the authority to remove the following account from the auction without prior intimation. Further IDFC FIRST Bank reserves the right to change the Auction Date without any prior notice.

LOAN ACCOUNT NUMBER	CUSTOMER NAME	BRANCH NAME
173437214	C R NAGARAJU	HINDUPUR RURAL

Auction will be conducted online through <https://idfcegold.auctiontiger.net> on **17/02/2026 from 12:00 pm to 2:00 pm.** / <http://gold.samil.in> on **17/02/2026 from 3:00 pm to 5:00 pm.** By way of this publication the concerned borrower are hereby given final notice and last opportunity to pay the facility recalled amount, with all interest and charges before the schedule auction date failing which the jewellery will be auctioned. Please note that, if the auction does not get completed on the same day due to time limit the bank will re auction the pledged gold ornaments within next 7 days on the same terms and conditions. If the customer is deceased all the conditions pertaining to auction will be applicable to his legal heirs.

Date: 09-02-2026 Place: ANDHRA PRADESH

SHRIRAM FINANCE LIMITED

Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600032; Website: <http://www.shriramfinance.in/auction>
Zonal Office Address: D.No: 26-2-7; 2ND FLOOR; PADMAVATHI PLAZA; BESIDE CANARA BANK; A.K.NAGAR; NELLORE(DT)-524004
And Branch Office At Nellore-2

E AUCTION SALE NOTICE IN RESPECT OF IMMOVABLE PROPERTIES BELONGS TO Mr./Smt. BOMMI.RAMU

E Auction Sale Notice for sale of the Immovable Assets under the Securitization and Reconstructions of Financial Assets and Enforcement of Security interest Act, 2002 read with provision to Rule 9(1) & 8(6) of the Security interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Guarantor and Mortgagor that the below described immovable properties mortgaged/charged to the secured creditor, will be sold on "As is where is", "As is what is" and "Whatever there is basis on **18.03.2026 11.00 A.M. to 01.00 P.M.** for recovery of dues of **Rs. 1,16,23,439/-** as on **29.03.2023** with further interest, costs other charges and expenses thereon from 30.03.2023 due to the Shriram Finance Limited, Secured Creditor as per **Demand Notice dated 29.03.2023** issued U/s 13(2) of SARFAESI Act, to the Borrower/Guarantor(s) mentioned below.

Agreement No: **NELL3TF2105310004**

Name and address of the Borrower/Guarantor(s): **1) BOMMI.RAMU; S/o SREENIVASULU; GUDIPALLIPADU; NELLORE RURAL; NELLORE DIST-524314. (BORROWER), 2) BOMMI.KRISHNAVENI; W/o BOMMI.RAMU; GUDIPALLIPADU; NELLORE RURAL; NELLORE DIST-524314. (GUARANTOR), 3) PATHAN.MAHABU BASHA; C/O PATHAN CHINNA KASIM PEERA; DNO: 28/9/1418; LAKSHMI STREET; VENKA TESWARA PURAM; NELLORE DIST-524005. (GUARANTOR)**

Description of immovable property: ((Property belongs to BOMMI.RAMU) : Schedule - I: S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District, Gudipallipadu Area, presently Nellore Municipal Corporation Limits. Sy. No.27/A an extent of Ac.0.20 cents and in it an extent of 9 ankanams 51 sq.ft. or 77.66 sq yards of vacant site bounded on - EAST: Site of Vendor Vemareddy Mruthunjaya Reddy-65 ft, WEST: House of Bommi Krishnaveni - 65 ft, NORTH: Nellore - Kondur Road-10.09 ft, SOUTH: House and Site Of Bommi. Ramu 10.09 ft; Within these an extent of 9 ankanams 51 sq.ft. or 77.66 Sq. Yards of vacant site only.

Schedule - II: S.P.S.R. Nellore District, Gudur Registration District, Indukurpet Sub District, Gudipallipadu Area, presently Nellore Municipal Corporation Limits, Sy. No.27 an extent of Ac.0.35 cents or 280 sq yards of site and in it constructed RCC building, bounded on - EAST: Site of Guduru Venkata Rami Reddy, WEST: House of Vendor, Shaik.Anwar, NORTH: Pathway to this site, SOUTH: Pathway, Within these an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building along with all fixtures and appurtenant site therein.

Encumbrances, if any: **NIL**

Agreement No.	Reserve Price of the Property	EMD Amount	By way of Sub EMD	Bid Increase AMT	Auction Date	EMD Sub Date	Property Inspection Date
NELL3TF2105310004	Schedule-1 Reserved Price: 4,34,000/- Schedule-2 Reserved Price: 68,92,000/- Total Schedule (1 & 2) Total Reseved Price: Rs. 73,26,000/- (Seventy Three Lakhs Twenty Six Thousand Rupees Only) Highest Valuation report Amount	10% of the Reserve Price i.e. Schedule-1 EMD Amount: 43,400/- Schedule-2 EMD Amount: 6,89,200/- Total EMD Amount. Rs. 7,32,600/- (Seven lakhs Thirty Two Thousand Six hundred Rupees Only)	DD in favour of SHRIRAM FINANCE LTD	Schedule-1 Rs. 20,000/- Schedule-2 Rs. 50,000/	18.03.2026	16.03.2026	11.03.2026

The interested bidders required assistance in creating login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. Shriram Automall India Limited contact person: Mr.Gaurav Namboodiri, Contact No.9833922941** Mr.Gaurav Namboodiri <gaurav.n@samil.in> and for any property related query may contact **Shriram Finance Limited Authorized Officer, Mr T.Vijay Kumar +91 9949940787** during office hours and working days

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (<https://eauctions.samil.in/home>) of our auction agency Shriram Auto Mall India Limited, and for the place of Tender Submission/ for obtaining the bid form /Tender open & Auction, please visit the website <https://eauctions.samil.in/home> and for detailed terms and conditions of the sale please refer to the link <https://www.shriramfinance.in/auction> provided in the Shriram Finance Limited website.

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"

Place: Nellore

Date : 07.02.2026

Sd/- Authorised Officer Shriram Finance Limited

సాక్షి

శ్రీపాట్టి శ్రీరాములు నెల్లూరు

సోమవారం | 9 | ఫిబ్రవరి | 2026

న్యూస్ లీల్

సముద్రంలో మునిగిన బోటు



కోట: చెన్నై సమీపంలో చేపల వేటకెళ్ళిన బోటు సముద్రంలో బోల్తాపడిన ఘటన ఆలస్యంగా వెలుగులోకి వచ్చింది. వివరాలు.. గోవిందపల్లి పాళేనికి చెందిన ఐదుగురు, విడవలూరు మండలం ఊటుకూరుపాళేనికి చెందిన ముగ్గురు, పొన్నపూడికి చెందిన నలుగురు ఇలా 12 మంది చెన్నైకు చెందిన బోటులో చేపల వేట నిమిత్తం మూడు రోజుల క్రితం వెళ్లారు. ఈ తరుణంలో చెన్నైకు ఐదు కిలోమీటర్ల దూరంలో బోటు సముద్రంలో శనివారం ఉదయం బోల్తాపడింది. మరో బోటు ద్వారా వీరిని వెంటనే సురక్షితంగా తరలించారు.

కనులపండువగా సముద్రస్నానం



గ్రామోత్సవంలో వెంగమాంబ

కావలి: దుత్తలూరు మండలంలోని నర్రవాడలో కొలువైన వెంగమాంబ తల్లి సముద్రస్నానం మహోత్సవాన్ని వేడుకగా ఆదివారం నిర్వహించారు. అమ్మవారిని పుష్పాలతో సుందరంగా ఆలంకరించి.. మేళతాళాలు, బాణసంచా నడుమ నడుమ గ్రామోత్సవాన్ని జరిపారు. వింజమూరు, కలిగిరి, జలదంకి మీదుగా కావలికి శనివారం చేరుకుంది. అనంతరం కావలి మండలం

ఆత్మకూరు నియోజకవర్గంలోని మారుమూల గ్రామ ప్రజలు ప్రస్తుతం కిడ్నీ సమస్యలతో విలవిల్లాడుతున్నారు. తాగునీటితో ఈ రోగమొచ్చినా, అధికారులు తూతూమంత్రపు చర్యలకే పరిమితమవుతున్నారు. గ్రామంలోని దాదాపు 40 శాతం మంది నానా అవస్థలు పడుతూ.. వైద్యం కోసం పడరాని పాట్లు పడుతున్నారు. మంత్రి రామనారాయణరెడ్డి ప్రాతినిధ్యం వహిస్తున్న నియోజకవర్గంలో ఈ దుస్థితి నెలకొన్నా, ఏ మాత్రం పట్టించుకోకపోవడం పలు విమర్శలకు తావిస్తోంది.



ప్రాణాలపై

తాగునీటితో కిడ్నీ సమస్యలు

- చిన్న వయస్సు వారికీ సంక్రమిస్తున్న ఛైనం
- రెండు నెలల వ్యవధిలో ఐదుగురి మృతి
- వైద్యం కోసం పరుగులు
- మర్రిపాడు మండలంలో భయం.. భయం

ఆత్మకూరు: మర్రిపాడు మండలంలోని కంపన ముద్రం దళిత కాలనీ వాసులు భయం.. భయం నడుమ జీవనం సాగిస్తున్నారు. ఫ్లోరిన్ కారణంగా కిడ్నీ సంబంధిత వ్యాధులతో రెండు నెలల వ్యవధిలో ఐదుగురు మృతి చెందడం వీరిని కలవర పాటుకు గురిచేస్తోంది. కిడ్నీ సంబంధిత సమస్యలు రెండేళ్ల నుంచి ఎక్కువవడంతో వైద్యం నిమిత్తం బద్వేలు, ఆత్మకూరు, నెల్లూరు ప్రాంతాలకు వీరు పరుగులు తీయాల్సి వస్తోంది. జల్ జీవన్ ద్వారా సురక్షిత తాగునీటి సరఫరాకు కేంద్ర ప్రభుత్వం అధిక ప్రాధాన్యమిస్తున్నా, స్థానిక యంత్రాంగం మాత్రం విఫలమవుతోంది. 40 శాతం మందికి..



బోరు నీటి నమూనాలను సేకరిస్తున్న ఆర్డబ్ల్యూఎ

త్తుతోందనే విషయాన్ని మండలాధికారులు ఏడాది క్రితం గుర్తించారు. అయినా ఎలాంటి రక్షణ చర్యలను చేపట్టలేదు. మంత్రి ఇలాకాలో ఇలా..! రాష్ట్ర దేవదాయ శాఖ మంత్రి ఆనం రామనారాయణరెడ్డి ప్రాతినిధ్యం వహిస్తున్న నియోజకవర్గంలో ఈ దుస్థితి నెలకొన్నా, ఎలాంటి చర్యలు చేపట్టిన దాఖలాలేవ. ఈ విషయమే కలెక్టర్ కు విన



స్వాధీనం చేసుకున్న వాహనాలు


టనే పోలీసులకు తెలియజేయాలని విజ్ఞప్తి చేశారు. ఇళ్లు విడిచి ఊర్లకు వెళ్లేవారు ఎల్ హెచ్ఎంఎస్ సేవలను వినియోగించుకోవాలని సూచించారు. సైబర్ నేరాల పట్ల అప్రమత్తంగా ఉండాలన్నారు. కార్లన్ సెర్వీస్లో ఎప్లైలు, సిబ్బంది తదితరులు పాల్గొన్నారు.

3 పూరు. అనుమానాస్పద పరిస్థితులు, అసాంఘిక కార్యకరణగుతున్నట్లు గుర్తిస్తే వెం

కండలేరులో 57.72 టీఎంసీలు

రావూరు: కండలేరు జలాశయంలో ఆదివారం నాటికి 57.72 టీఎంసీల నీరు నిల్వ ఉన్నట్లు ఈ ఈ గణాంకం తెలిపారు. కండలేరు నుంచి సత్య సాయి గంగ కాలువకు 1,200, లోవెల్ కాలువకు 200, హైలెవల్ కాలువకు 200, పిన్నేరు కాలువకు 50, మొదటి బ్రాంచ్ కాలువకు 75 క్యూసెక్యుల నీటిని విడుదల చేస్తున్నట్లు వెల్లడించారు.

26-14-827 ఎదురుగా, ప్లాట్ నెం.244 (భాగం) ఇంకా ఉన్నాడని తెలుసుకుంటే గల భాగం రివిజన్ కి స్థలం యావద్దాని కొండూరు అనిల్ బాబు, తండ్రి : గోవిందయ్య గారి పేరున కలదు. పాద్యులు : తూర్పు : ప్లాట్ నెం.245, ఉత్తరం : రే అప్పట్ రోడ్డు, పడమర : ఈ ప్లాట్ లో మిగిలిన స్థలం పెనుగొండ వెంకయ్య గారికి చెందినది. దక్షిణం : ప్లాట్ నెం. 252. అప్పి నెం.3 : బెంగళూరు-54, మత్తెరె ఎక్స్ ప్రెస్ వే, యూనియన్ బ్యాంక్ ఆఫ్ ఇండియా మత్తెరె బ్రాంచ్, ఎమ్.యస్.రామయ్య హాస్పిటల్ వెనుక, ఎమ్.యస్. రామయ్య కాలనీ రోడ్, 12 వ మైన్, 4 వ క్రాస్, సర్కిల్ నెం.41/4, కొత్త మునిసిపల్ నెం: 4/3, అన్ని నం: 5, 6, 7 & 8 లో 2640 చు.అల స్థల విస్తీర్ణం మరియు 13000 చు.అల ఫ్లీట్ విరియా కలిగిన (సెల్లార్ డ్రైల్ తో కూడిన నాలుగు అంతస్తుల వాణిజ్య భవనం) భూమి మరియు భవనం యొక్క మొత్తం అన్ని త్రీమీటర్ ప్రమాన, భర్త : పంకి వెంకయ్య గారి పేరున కలదు. పాద్యులు : తూర్పు : రోడ్డు, ఉత్తరం : ప్లాట్ నెం.365, పడమర : కాలోరేషన్ ద్వారా నిర్మించబడిన రోడ్డు, దక్షిణం : అన్ని నెం.4&9 కాబట్టి, బుణగ్రహీత / హామీదారు / కనభాదారులు అయిన మీరు పైన పేర్కొన్న తేది.31-12-2025 నాటికి బకాయి మొత్తం రూ.2,86,46,184.49/- (అక్షరాలా రెండు కోట్ల ఎనభై ఆరు లక్షల నలభై ఆరు వేల నూట ఎనభై నాలుగు రూపాయల నలభై తొమ్మిది సైసలు మాత్రమే) మొత్తాన్ని భవిష్యత్తు వద్దే మరియు ఛార్జీతో కలిపి ఈ ప్రమరణ తేదీ నుండి 60 రోజులలోపు చెల్లించవలసిందిగా నోటీసు ద్వారా పిలుస్తున్నాము. చెల్లించు లో మీరు విఫలమైతే సురక్షితమైన రుణదాత అయిన మేము, సెక్యూరిటీజేషన్ అండ్ రికవరైజన్ ఆఫ్ ప్రాపర్టీస్ అసోసియేట్స్ & ఎన్ఫోర్స్ మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటర్వేయర్స్ 2002, సెక్షన్ 13 (13), ప్రకారం దానిని పాటించడంలో, సెక్షన్ 13(4)లోని కింద హక్కులను వినియోగించుకోవడానికి అర్హులము. ఈ చట్టం ప్రకారం మీరు బ్యాంక్ యొక్క ముందస్తు అనుమతి లేకుండా నోటీసు అందిన తేదీ నుండి పైన పేర్కొన్న ఈ భద్రపరచబడిన ఆస్తులను ఎవ్వరికి బదిలీ చేయకూడదు. సురక్షితమైన ఆస్తులను కింది పాటించడానికి అందజేయుటలో ఉన్న సమయానికి సంబంధించి చట్టంలోని సెక్షన్ 13లోని సబ్-సెక్షన్ (8)లోని నిబంధనలను దయచేసి చదువుకోవలెను. తేది: 03.02.2026, ప్రదేశం: తిరుపతి నం/- అధికృత అధికారి, యూనియన్ బ్యాంక్ ఆఫ్ ఇండియా



శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్

రిజిస్టర్డ్ అఫీస్: శ్రీ టవర్స్, ప్లాట్ నెం.14ఎ, సాట్ ఫిజ్, ఇండస్ట్రియల్ ఎస్టేట్, గిండి, చెన్నై-600032. వెబ్సైట్: www.shriramfinance.in/auction
 ఊర్లో అఫీసు చిరునామా: డి.నెం. 26-2-7, 2వ అంతస్తు, పద్మావతి ప్లాజా, కెనరా బ్యాంక్ ప్రక్కన, ఎ.కె.నగర్, నెల్లూరు జిల్లా - 524004
 మలయ బ్రాంచ్ అఫీస్ నెల్లూరు - 2

శ్రీమతి బొమ్మి రాము గారికి చెందిన స్థిరాస్తులు అమ్మకము కొరకు ఈ-వేలం ప్రకటన

సెక్యూరిటీజేషన్ & రికవరైజన్ ఆఫ్ ప్రాపర్టీస్ అసోసియేట్స్ అండ్ ఎన్ఫోర్స్ మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటర్వేయర్స్ (ఎన్ఫోర్స్ మెంట్) రూల్స్, 2002, 9(1) & 8(6)లో చదువబడి క్రింద స్థిరాస్తుల ఈ-వేలం అమ్మకం ప్రకటన, 2002

ఇందుమూలముగా యావచ్చుంది ప్రజాసేవానికి మరియు ముఖ్యంగా రుణగ్రహీత(లు) మరియు గ్యారంటీదారు (లు)లకు తెలియజేయడమేమనగా దిగువ తెలిపిన రుణగ్రహీతలు / గ్యారంటీదారులకు చెందిన ఆస్తులను సెక్యూరిటీ క్రెడిటార్ కు తన భాగం / ఛార్జీలో వుంచి పొందిన బకాయి మొత్తము తేది: 29.03.2023 నాటికి రూ. 1,16,23,439/- అను + తేది: 30.03.2023 నాటి నుండి వడ్డీ మరియు ఇతర ఖర్చులను రాబట్టుకునేందుకు సర్వీస్ చట్టంలోని సెక్షన్ 13(2) క్రింద డిమాండ్ నోటీసు తేది: 29.03.2023 న జారీ చేసి శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ యొక్క సెక్యూరిటీ క్రెడిటార్ వారికి స్వాధీనం చేసుకున్న ఆస్తులను "ఎక్కడ ఎలా వున్నట్ అక్కడ" "అక్కడ ఎలా ఉన్నట్ అలానే మరియు "అక్కడ ఏమి ఉన్నట్" అనే పద్ధతిపై తేది: 18.03.2026 ఉదయం 11.00 గంటలకు నుండి మ.1.00 గంటల మధ్య విక్రయించుటకు నిర్ణయించినారు.

అగ్రిమెంటు నెం. NELL3TF2105310004

రుణగ్రహీతలు/గ్యారంటీదారు యొక్క పేర్లు, చిరునామా: 1) బొమ్మి రాము, తండ్రి పేరు: శ్రీనివాసులు, నివాసం: గుడిపల్లిపాడు, నెల్లూరు రూరల్, నెల్లూరు జిల్లా -- 524314. (బుణగ్రహీత), 2) బొమ్మి కృష్ణవేణి, భర్త పేరు: బొమ్మి రాము, నివాసం: గుడిపల్లిపాడు, నెల్లూరు రూరల్, నెల్లూరు జిల్లా - 524314. (హామీదారు), 3) పలాన్ మహాలాబాషా, తండ్రి/సంరక్షకుడు: పలాన్ చిన్న కాసిన పేరా, ఇంటి నం.: 28/9/1418, లక్ష్మీ వీధి, వెంకటేశ్వరపురం, నెల్లూరు జిల్లా - 524005. (హామీదారు)

స్థిరాస్తుల యొక్క వివరణ: (ఈ అన్ని బొమ్మి రాము గారికి చెందింది): షెడ్యూల్ - I ఎన్.సి.ఎన్.ఆర్ నెల్లూరు జిల్లా, గూడూరు రిజిస్ట్రేషన్ జిల్లా, ఇందుకూరుపేట సబ్-డివిజన్, గుడిపల్లిపాడు పరిధిలో, ప్రస్తుతం నెల్లూరు మునిసిపల్ కార్పొరేషన్ హద్దులలో ఉన్నది. సర్వే నం. 27/A లో మొత్తం విస్తీర్ణం ఎకరం 0.20 సెంట్లు కాగా, అందులో 9 అంకణాలు 51 చదరపు అడుగులు లేదా 77.66 చదరపు గజాలు ఖాళీ స్థలం కలదు. సరిహద్దులు: తూర్పు: విక్రేత వేమారెడ్డి మృత్యుంజయ రెడ్డి గారి స్థలం-65 అడుగులు, పడమర: బొమ్మి కృష్ణవేణి గారి ఇల్లు - 65 అడుగులు, ఉత్తరం: నెల్లూరు- కొండూరు రోడ్డు - 10.09 అడుగులు, దక్షిణం: బొమ్మి రాము గారి ఇల్లు మరియు స్థలం - 10.09 అడుగులు. ఈ సరిహద్దులలో ఉన్న 9 అంకణాలు 51 చదరపు అడుగులు లేదా 77.66 చదరపు గజాల ఖాళీ స్థలం మాత్రమే.

షెడ్యూల్ - II: ఎన్.సి.ఎన్.ఆర్ నెల్లూరు జిల్లా, గూడూరు రిజిస్ట్రేషన్ జిల్లా, ఇందుకూరుపేట సబ్-డివిజన్, గుడిపల్లిపాడు పరిధిలో, ప్రస్తుతం నెల్లూరు మునిసిపల్ కార్పొరేషన్ హద్దులలో ఉన్నది. సర్వే నం. 27 లో మొత్తం విస్తీర్ణం ఎకరం 0.35 సెంట్లు లేదా 280 చదరపు గజాల స్థలం మరియు అందులో నిర్మించబడిన ఆర్.సి.సి భవనం కలదు. సరిహద్దులు: తూర్పు: గూడూరు వెంకట రావిరెడ్డి గారి స్థలం, పడమర: విక్రేత షేక్ అన్నర్ గారి ఇల్లు, ఉత్తరం: ఈ స్థలానికి వెళ్లే దారి, దక్షిణం: దారి. ఈ సరిహద్దులలో ఉన్న ఎకరం 0.35 సెంట్లు లేదా 280 చదరపు గజాల స్థలం మరియు అందులో నిర్మితమైన ఆర్.సి.సి భవనం, దానికి సంబంధించిన అన్ని ఫిక్చర్లు మరియు అనుబంధ స్థలంతో కూడి ఉంటుంది.

తాకట్టు రుణధారాలు: లేవు.

అగ్రిమెంటు నెంబరు	అన్ని యొక్క రిజర్వు ధర	ధరావత్తు	ధరావత్తు సమర్పణ విధానం	బిడ్డెస్ ఇంట్రీమెంటు మొత్తం	వేలం తేదీ	ధరావత్తు సమర్పణ తేదీ	అన్ని తనిఖీ తేదీ
NELL3TF 2105310004	షెడ్యూల్-1 రిజర్వు ధర: రూ. 4,34,000/- షెడ్యూల్-2 రిజర్వు ధర: రూ. 68,92,000/- మొత్తం షెడ్యూల్ (1 & 2 పరకు) మొత్తం రిజర్వు ధర: రూ. 73,26,000/- (రూపాయలు డెబ్బై మూడు లక్షల ఇరవై ఆరు వేల మాత్రమే) అభ్యుధిక్ విలువ నిర్ధారణ నివేదిక ప్రకారం మొత్తం	రిజర్వు ధరలో 10% షెడ్యూల్-1 ఈఎంఓ (EMD) మొత్తం: రూ. 43,400/- షెడ్యూల్-2 ఈఎంఓ (EMD) మొత్తం: రూ. 6,89,200/- మొత్తం ఈఎంఓ (EMD) మొత్తం: రూ. 7,32,600/- (రూపాయలు ఏడు లక్షల ముప్పై రెండు వేల అరు పందలు మాత్రమే)	శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ వారి పేరున డిమాండ్	షెడ్యూల్-1 రూ. 20,000/- షెడ్యూల్-2 రూ. 50,000/-	18.03.2026	16.03.2026	11.03.2026

అసక్తి గల బిడ్డర్లు లాగిన్ అండి & పాస్వర్డ్ వివరాలు చేయడంలో, బిడ్డెస్ సమర్పణలో, ఈ బిడ్డింగ్ ప్రక్రియలో సహాయం కొరకు మెసేజ్స్ శ్రీరామ్ అటోమాట్ ఇండియా లిమిటెడ్, శ్రీ గౌరవ్ నంబూద్రి సెల్: 9833922941, ఈమెయిల్ <gauravn@samil.in> మరియు అన్ని సంబంధిత వివరాలకై అధికృత అధికారి, శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్, శ్రీ డి.బి.జయ కుమార్, సెల్: +91 9949940787 సంప్రదించగలరు.

అధికృత అధికారి ఏ బిడ్డెస్ అయినా లేక అన్ని బిడ్డెస్ ఏ కొరణము తెలుపకనే తిరస్కరించుటకు అధికారము కలిగి వున్నారు. ఆన్లైన్ వేలము టెండరు సమర్పణ/బిడ్డెస్ ఫారం కొరకు/ టెండరు ఓపెన్ రియం వేలము కొరకు వెబ్సైట్ <https://eauctions.Samil.in/home> ను చూడగలరు. పూర్తి నియమ నిబంధనల కొరకు శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ వెబ్సైట్లో తెలుపబడిన లింకు <https://www.shriramfinance.in/auction> ను చూడగలరు. ఇందుమూలముగా తెలియజేయడమేమనగా "శ్రీరామ్ సిబి యూనియన్ యూనియన్ ఫైనాన్స్ లిమిటెడ్ " ఎన్సీఎల్ఓ చెన్నై వారి ఉత్తర్వు ప్రకారం "శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్" ఫైనాన్స్ లిమిటెడ్"తో విలీనం కాబడింది. ఇటీవల "శ్రీరామ్ ఫైనాన్స్ ఫ్రాన్సైజింగ్ లిమిటెడ్" గా మార్పు చెందింది. ఇది తేది: 30.11.2022 నుంచి పేరు మార్పుకు సంబంధించిన సర్టిఫికేట్ ఆఫ్ కార్పొరేషన్ తేది: 30.11.2022 ద్వారా మార్పు చెందింది. నం/- అధికృత అధికారి, శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్

ప్రదేశం : నెల్లూరు తేదీ : 07.02.2026



C. RAVI SHANKAR, B.E, MIE., FIV, M.VAL

R S ASSOCIATES
ENGINEERS AND VALUERS

To,

**SRIRAM FINANCE LIMITED,
BRANCH:NELLORE**

VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING

Ref No.SHRIRAM-NLR-2025-09

I. General	
1.	Purpose for which valuation is made : SARFAESI Purpose
2	a) Date of Inspection : 27-01-2026
	b) Date on which the valuation is made : 27-01-2026
3	List of Documents produced for Perusal
	i) Copy of Sale Deed : Doc No: 1105/2018, Dt : 05-07-2018
	ii) Copy of Approved Plan : BA No. 1031/1376/B/NMC/ALYPRM/2018, Dt 22-01-2019 approved by Nellore Municipal Coreporation
	iii) Copy of Legal Opinion : Issued by Sri P Venugopal, Dt : 13-02-2019
4	Name of the owner(s) and his/their address (es) with phone No. (details of each owner in case of joint ownership) : Sri Bommi Ramu S/o Srinivasulu
5.	Brief Description of the Property : The property comprises of site & building in semi finished condition.
6.	Location of Property :
	a) Plot No. / Survey No. : Sy No : 27
	b) Door No. : --
	c) T.S. No. / Village : Ward No. 1, Gudipallipadu,
	d) Ward / Taluka : Nellore Municipal Corporation
	e) Mandal / District : SPSR Nellore District.
7.	Postal address of the property : Same as Above
8.	City / Town : City
	Residential area : Yes
	Commercial area : No
	Industrial area : No
9	Classification of the area
	High / Middle / Poor : Middle
	Urban / Semi Urban / Rural : Urban
10	Coming under corporation limit / Municipality / Panchayath : Nellore Municipal Corporation
11.	Whether covered under any State / Central Governments enactments (e.g. Urban land ceiling Act) or notified under agency area / Scheduled area / Cantonment area. : No
12.	In case it is an agriculture land any conversion into house site plots is contemplated. : NA



13.	Boundaries of the property		As per Doc
	East	:	Site of Guduru Venkatrami Reddy
	South	:	Path way
	West	:	House of Shaik Anwar
	North	:	Pathway of this site
14.1	Dimensions of the site		As per Deed/plan As per Actual
	East	:	
	South	:	
	West	:	
	North	:	
	Extent of Site		280 Sqyds
14.2	Latitude and Longitude (co ordinates of the site)	:	Latitude: 14°31'44.9"N Longitude: 79°53'04.7"E
15	Extent of the site	:	280 Sqyds
	Road widening area	:	--
	Net extent of the site	:	280 Sqyds
16	Extent of the site considered for valuation (Least of 14A &14B)	:	280 Sqyds
17	Whether occupied by the owner / tenant? If rented rent received per month	:	Under the possession of the Shriram Finance Limited

II		CHARACTERISTICS OF THE SITE	
01.	Classification of locality	:	Residential / Commercial Area.
02.	Development of surrounding areas	:	Developing
03.	Possibility of frequent flooding	:	No
04.	Feasibility to the civic amenities like School, Hospital, Bus stop, Market etc		Available nearby
05.	Level of land with topographical conditions	:	Level
06.	Shape of land	:	Irregular
07.	Type of use to which it can be put	:	Residential/commercial
08.	Any usage restriction	:	No
09.	Is plot in town planning approved lay out	:	No
10.	Corner plot or intermittent plot	:	Intermittent Plot
11.	Road facilities	:	Available
12.	Type of road available at present	:	BT Road
13.	Width of road is bellow 20 ft or more than 20 ft	:	Above 20ft wide Road
14.	Is it a land - Locked land	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage	:	No
17.	Power supply is available in the site	:	Not Available
18.	Advantages of the site		Nil
	1.	:	--
	Disadvantages of the site		Nil
	1.	:	--



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF					
S No	Description	Ground Floor	First Floor	Second Floor	Third Floor
01.	Foundation	Isolated column footings	--	--	
02.	Basement	Brick masonry	--	--	
03.	Super structure	Framed type	-do-	-do-	-do-
04.	Joinery / Doors & Windows Teak wood Doors & Windows (Please furnish details about size of frames, shutters, glazing of timber)	Country wood / teak wood	--	--	--
05.	R.C.C works	Columns, Beams, Slab	--	--	--
06.	Flooring, skirting, dadoing	CC flooring	--	--	--
07.	Special finish as marble, granite, Wooden paneling, grills, Shutters etc.	--	--	--	--
08.	Roofing including weather proof course	--	--	--	--
09.	Drainage	--	--	--	--

02. COMPOUND WALL	:	
Height	:	--
Length	:	--
Type of construction	:	--
03. ELECTRICAL INSTALLATION	:	
Type of wiring	:	--
Class of fittings	:	--
No of Light points	:	--
Fan points	:	--
Spare plug points	:	--
Any other item	:	--
04. PLUMBING INSTALLATION	:	
a) No. of water closets and their type	:	--
b) No. of wash basins	:	--
c) No. of urinals	:	--
d) No. of bath tubs	:	--
e) Water meters, taps etc	:	--
f) Any other fixtures	:	--

DETAILS OF VALUATION								
Sno	Particulars of Item	Plinth area Sqft	Roof Height	Age of Building Years	Estimated replacement rate of construction	Replacement cost	Depreciation	Net value after depreciation in Rs
					Rs per Sqft	Rs	Rs	
1	GF	1487.25	10'	6	1450	2156513	129391	2027122
2	FF	1487.25	10'	6	1100	1635975	98159	1537817
3	SF	1487.25	10'	6	1100	1635975	98159	1537817
4	TF	567.5	10'	6	1100	624250	37455	586795
						TOTAL		5689550



PART - C (Extra Items)		
01.	Portico and Slab extensions	Rs --
02.	Ornamental front doors	Rs --
03.	Rolling Shutter	Rs--
04.	Overhead water tank	Rs--
05.	Open stair cases	Rs--
TOTAL		Rs--

PART D (AMENITIES)		
01.	Wardrobes and show cases	Rs--
02.	Glazed tiles	Rs--
03.	Extra sinks and bath tub	Rs--
04.	Marble/ceramic tiles flooring	Rs--
05.	Interior decorations	Rs--
06.	Architectural elevation works	Rs--
07.	Paneling works	Rs--
08.	Aluminum hand rails	Rs--
09.	Teak wood hand rails	Rs--
10.	False ceiling	Rs--
TOTAL		Rs--

PART E (Miscellaneous)		
01.	Separate toilet room	: Rs--
02.	Separate lumber room	: Rs--
03.	Separate water tank & Borewell	: Rs--
04.	Trees, gardening	: Rs--
TOTAL		: Rs--

PART F (Services)		
01.	Water supply arrangements	: Rs--
02.	Drainage arrangements	: Rs--
03.	Compound wall	: Rs--
04.	EB Deposits, fittings etc	: Rs--
05.	Lift Fittings etc	: Rs--
TOTAL		: Rs--

TOTAL ABSTRACT OF ENTIRE PROPERTY		
PART A	Land	: Rs 35,00,000/-
PART B	Building	: Rs 56,89,550/-
PART C	Extra Items	: Rs--
PART D	Amenities	: Rs--
PART E	Miscellaneous	: Rs--
PART F	Services	: Rs--
TOTAL		: Rs 91,89,550/- or Rs 91,90,000/-



VALUATION: Here the approved valuer should discuss in detail his approach to valuation to the property and indicates how the value has been arrived at, supported by necessary calculations. Also such aspects as (i) Salability (ii) Likely rental values in future and (iii) Likely income it may generate may be discussed)

Land value is arrived basing upon local enquiries. Xerox copies of the Title deeds and Legal Opinion.

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 **Rs 91,90,000/- (Rupees Ninety One Lakhs Ninety Thousand Only)**. The guideline value of the above property as on date is Rs 77,68,007/- (Rupees Seventy Seven Lakhs Sixty Eight Thousand Six Hundred and Seven Only). Reliasible Sale value is Rs 82,71,000/- (Rupees Eighty Two Lakhs Seventy One Thousand Only). Distress value is Rs 68,92,000/- (Rupees Sixty Eight Lakhs Ninety Two Thousand Only).

Place:Nellore
Date:27-01-2026

C. Laxman
(Name and Official seal of the Approval Valuer)





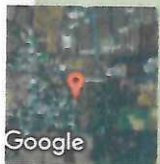
GPS Map Camera



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F325+qpj, Narkur, Andhra Pradesh 524314, India
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F325+qpj, Narkur, Andhra Pradesh 524314, India
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Nellore, Andhra Pradesh, India
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Andhra Pradesh 524002, India
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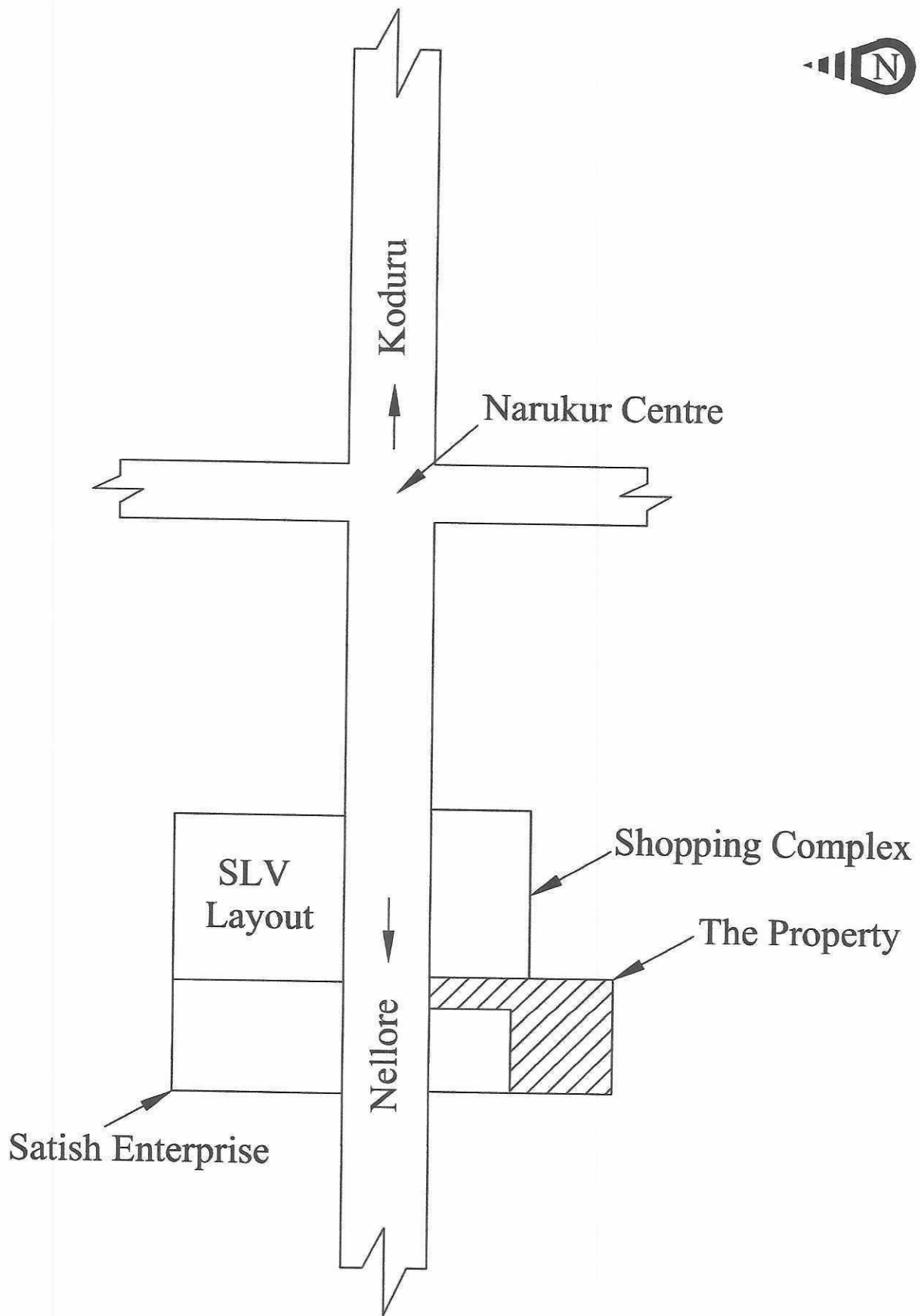


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LOCATION PLAN







REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Help Desk? Dial 14544. Asking bribe? Dial 14400

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Unit Rates Village wise

District	Mandal	City/Town/Village	Door No Wise
SPSR NELLORE	NELLORE	GUDIPALLIPADU	Select Door No Wise



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Composite Gazette

Ward No	Block No	BI-Ward No	BI-Block No	Locality/Door No	Unit Rate	Ground Floor	First Floor	Other Floor	Classification
28	1	-	-	B C COLONY	4000	1690	1690	1690	Residential
28	1	-	-	BALARAMAPURAM	4000	1690	1690	1690	Residential
28	1	-	-	GOVALLAPALEM	4000	1690	1690	1690	Residential
28	1	-	-	GUDIPALLIPADU	4000	1690	1690	1690	Residential
28	1	-	-	KODURUPADU	4000	1690	1690	1690	Residential
28	1	-	-	KOTHAKALUVA	4000	1690	1690	1690	Residential
28	1	-	-	NARAYANAREDDYPET	4000	1690	1690	1690	Residential
28	1	-	-	S C COLONY	4000	1690	1690	1690	Residential
28	1	-	-	S T COLONY	4000	1690	1690	1690	Residential
28	1	-	-	THURAKAPALEM	4000	1690	1690	1690	Residential



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R S ASSOCIATES
ENGINEERS AND VALUERS

C. RAVI SHANKAR, B.E, MIE., FIV, M.VAL

To,
SRIRAM FINANCE LIMITED,
BRANCH:NELLORE

VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING

Ref No.SHRIRAM-NLR-2025-09

I. General	
1.	Purpose for which valuation is made : SARFAESI Purpose
2	a) Date of Inspection : 27-01-2026
	b) Date on which the valuation is made : 27-01-2026
3	List of Documents produced for Perusal
	i) Copy of Sale Deed : Doc No : 356/2021, Dt : 18-02-2021
	ii) Copy of Approved Plan : --
	iii) Copy of Legal Opinion : Issued by Sri P Venugopal, Dt : 13-02-2019
4	Name of the owner(s) and his/their address (es) with phone No. (details of each owner in case of joint ownership) : Sri Bommi Ramu S/o Srinivasulu
5.	Brief Description of the Property : The property comprises of site
6.	Location of Property :
	a) Plot No. / Survey No. : Sy No : 27/A
	b) Door No. : --
	c) T.S. No. / Village : Ward No. 1, Gudipallipadu,
	d) Ward / Taluka : Nellore Municipal Corporation
	e) Mandal / District : SPSR Nellore District.
7.	Postal address of the property : Same as Above
8.	City / Town : City
	Residential area : Yes
	Commercial area : No
	Industrial area : No
9	Classification of the area
	High / Middle / Poor : Middle
	Urban / Semi Urban / Rural : Urban
10	Coming under corporation limit / Municipality / Panchayath : Nellore Municipal Corporation
11.	Whether covered under any State / Central Governments enactments (e.g. Urban land ceiling Act) or notified under agency area / Scheduled area / Cantonment area. : No
12.	In case it is an agriculture land any conversion into house site plots is contemplated. : NA



13.	Boundaries of the property	As per Doc	
	East	:	Property of Vemareddy Mruthyunjaya Reddy
	South	:	House site of B Ramu
	West	:	House of B Krishnaveni
	North	:	Nellore – Koduru Road
14.1	Dimensions of the site		As per Deed/plan As per Actual
	East	:	
	South	:	
	West	:	
	North	:	
	Extent of Site		77.66 Sqyds
14.2	Latitude and Longitude (coordinates of the site)	:	Latitude: 14°31'44.9"N Longitude: 79°53'04.7"E
15	Extent of the site	:	77.66 Sqyds
	Road widening area	:	19.72 Sqyds
	Net extent of the site	:	57.94 Sqyds
16	Extent of the site considered for valuation (Least of 14A & 14B)	:	57.94 Sqyds
17	Whether occupied by the owner / tenant? If rented rent received per month	:	Under the possession of the Shriram Finance Limited

II		CHARACTERISTICS OF THE SITE	
01.	Classification of locality	:	Residential / Commercial Area.
02.	Development of surrounding areas	:	Developing
03.	Possibility of frequent flooding	:	No
04.	Feasibility to the civic amenities like School, Hospital, Bus stop, Market etc		Available nearby
05.	Level of land with topographical conditions	:	Level
06.	Shape of land	:	Irregular
07.	Type of use to which it can be put	:	Residential/commercial
08.	Any usage restriction	:	No
09.	Is plot in town planning approved lay out	:	No
10.	Corner plot or intermittent plot	:	Intermittent Plot
11.	Road facilities	:	Available
12.	Type of road available at present	:	BT Road
13.	Width of road is bellow 20 ft or more than 20 ft	:	Above 20ft wide Road
14.	Is it a land - Locked land	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage	:	No
17.	Power supply is available in the site	:	Not Available
18.	Advantages of the site		Nil
	1.	:	--
	Disadvantages of the site		Nil
	1.	:	



19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening of applicability of CRZ provisions etc.(Distance from seacoast/tidal level must be incorporated)	--
-----	--	----

PART - A(Valuation of land)		
01.	Size of plot	As per Deed/plan (A)
	North & South	:
	East & West	:
02.	Total extent of Plot	57.94 Sqyds
03.	Prevailing market rate including land Development	: Rs 20,000/- per Sqyd
04.	Guideline rate obtained from the Register's office (an evidence thereof to be enclosed)	: Rs 4,000/- per Sqyd, i.e. Rs 2,31,760/-
05.	Assessed rate of valuation	: Rs 10,000/- per Sqyd (As the site is narrow bit & this site is the way to building from main road)
06.	Estimated value of land (57.94 Sqyds x 10,000/- per Sqyd)	: Rs 5,79,400/- or say Rs 5,79,000/-

PART - B(Valuation of Building)			
01.	TECHNICAL DETAILS OF BUILDING		
a)	Type of Building (Residential / Commercial / Industrial)	:	--
b)	Type of construction (Loading bearing / RCC / Steel framed)	:	--
c)	Year of construction	:	--
	Residual age of the Building		--
d)	Number of floors & height of each floor including basement if any	:	--
e)	Plinth area floor - wise	:	As per plan As per actual
			-- --
f)	Condition of building	:	
i)	Exterior-Excellent, Good, Normal& Poor	:	--
ii)	Interior-Excellent, Good, Normal& Poor	:	--
g)	Date of issue and Validity of Layout of approved map /Plan	:	--
h)	Approved map/ plan issuing authority	:	--
i)	Whether genuineness or authenticity of approved map/plan is verified	:	--
j)	Any Others comments by our empanelled valuers on authentic of approved plan	:	--



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF					
S No	Description	Ground Floor	First Floor	Second Floor	Third Floor
01.	Foundation	--			
02.	Basement	--			
03.	Super structure	--			
04.	Joinery / Doors & Windows Teak wood Doors & Windows (Please furnishes details about size of frames, shutters, glazing of timber)	--	--	--	--
05.	R.C.C works	--	--	--	--
06.	Flooring, skirting, dadoing	--	--	--	--
07.	Special finish as marble, granite, Wooden paneling, grills, Shutters etc.	--	--	--	--
08.	Roofing including weather proof course	--	--	--	--
09.	Drainage	--	--	--	--

02. COMPOUND WALL	:	
Height	:	--
Length	:	--
Type of construction	:	--
03. ELECTRICAL INSTALLATION	:	
Type of wiring	:	--
Class of fittings	:	--
No of Light points	:	--
Fan points	:	--
Spare plug points	:	--
Any other item	:	--
04. PLUMBING INSTALLATION	:	--
a) No. of water closets and their type	:	--
b) No. of wash basins	:	--
c) No. of urinals	:	--
d) No. of bath tubs	:	--
e) Water meters, taps etc	:	--
f) Any other fixtures	:	--

DETAILS OF VALUATION								
Sno	Particulars of Item	Plinth area Sqft	Roof Height	Age of Building Years	Estimated replacement rate of construction Rs per Sqft	Replacement cost Rs	Depreciation Rs	Net value after depreciation in Rs



PART - C (Extra Items)		
01.	Portico and Slab extensions	Rs --
02.	Ornamental front doors	Rs --
03.	Rolling Shutter	Rs--
04.	Overhead water tank	Rs--
05.	Open stair cases	Rs--
TOTAL		Rs--

PART D (AMENITIES)		
01.	Wardrobes and show cases	Rs--
02.	Glazed tiles	Rs--
03.	Extra sinks and bath tub	Rs--
04.	Marble/ceramic tiles flooring	Rs--
05.	Interior decorations	Rs--
06.	Architectural elevation works	Rs--
07.	Paneling works	Rs--
08.	Aluminum hand rails	Rs--
09.	Teak wood hand rails	Rs--
10.	False ceiling	Rs--
TOTAL		Rs--

PART E (Miscellaneous)		
01.	Separate toilet room	: Rs--
02.	Separate lumber room	: Rs--
03.	Separate water tank & Borewell	: Rs--
04.	Trees, gardening	: Rs--
TOTAL		: Rs--

PART F (Services)		
01.	Water supply arrangements	: Rs--
02.	Drainage arrangements	: Rs--
03.	Compound wall	: Rs--
04.	EB Deposits, fittings etc	: Rs--
05.	Lift Fittings etc	: Rs--
TOTAL		: Rs--


TOTAL ABSTRACT OF ENTIRE PROPERTY		
PART A	Land	: Rs 5,79,000/-
PART B	Building	: Rs --
PART C	Extra Items	: Rs--
PART D	Amenities	: Rs--
PART E	Miscellaneous	: Rs--
PART F	Services	: Rs--
TOTAL		: Rs 5,79,000/-



VALUATION: Here the approved valuer should discuss in detail his approach to valuation to the property and indicates how the value has been arrived at, supported by necessary calculations. Also such aspects as (i) Salability (ii) Likely rental values in future and (iii) Likely income it may generate may be discussed)
Land value is arrived basing upon local enquiries. Xerox copies of the Title deeds and Legal Opinion.

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 **Rs 5,79,000/- (Rupees Five Lakhs Seventy Nine Thousand Only)**. The guideline value of the above property as on date is **Rs 2,31,760/- (Rupees Two Lakhs thirty One Thousand Seven hundred and Sixty Only)**. Reliasible Sale value is **Rs 5,21,000/- (Rupees Five Lakhs Twenty One Thousand Only)**. Distress value is **Rs 4,34,000/- (Rupees Four Lakhs Thirty Four Thousand Only)**.

Place: Nellore
Date: 27-01-2026


(Name and Official seal of the Approval Valuer)





RAJESH KARNI
C. & R. REGISTERED VALUER

P. VENKATESWARLU B.E, M.I.E, F.I.V.,
[Approved Engineer]
D.No. 24 / 1993, Ram Nagar - 3rd Street,
Opp MG Mall, Dargamitta, Nellore.
Mobile No. 9440277968

SHRIRAM FINANCE LIMITED

VALUATION REPORT

I GENERAL

- 1 Purpose for which the valuation is made : For Security Purpose
- 2 (a) Date of inspection : 27-01-2026
(b) Date on which the valuation is made. : 28-01-2026
- 3 List of documents produced for perusal.
 - i) Sale Deed : Copy of Regd Doc No: 356/ 2021 dated 18.2.2021
 - ii) Approval Plan : Vacant site only
 - iii) Approval Layout Plan : --
 - iv) Legal opinion : Issued by Sri P. Venu Gopal dated 22.5.2021
 - v) Property Tax : --
 - vi) Any other (if any) : --
- 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)** : **Sri Bommi Ramu**
S/o. Srinivasulu
Nellore
SPSR Nellore Dt.
- 5 Brief description of the property: : The property consists of Vacant site , located at Gudapalli padu area of Nellore Municipal Corporation
- 6 Location of the Property
 - a) Plot No / Survey No. : Survey No. 27 / A
 - b) Door No. : --
 - c) T.S.No. / Village : Ward No. 1, Gudapalli padu area
 - d) Ward / Taluka : Nellore Rural Mandal
 - e) Mandal / District : Nellore Municipal Corporation
- 7 Postal address of the property owner : SPSR Nellore Dt.
- 8 City / Town : Mentioned above
Residential area/Commercial area/Industrial area : City
: Residential
- 9 Classification of the area
 - i) High / Middle / Poor : Middle
 - ii) Urban/ Semi Urban / Rural : Urban
- 10 Coming under Corporation limit/ Village Panchayat / Municipality. : Municipal Corporation



11. Whether covered under any State / Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/candtonement area. : No

12. In case it is an agricultural land, any conversion to house site plots is contemplated. : --

13

Boundaries of the property:	
Direction	As Per Document
North	Nellore - Koduru Road
South	House & site of B. Ramu
East	Property of Vemreddy Mruthyumjaya Reddy
West	House site of B. Krishna veni

14

Dimensions of the site		(a)	(b)
		As Per the Deed	As Per Actuals
North	:	-	--
South	:	-	-
East	:	-	--
West	:	-	--
Extent of site	:	77.66 Sq. yards	77.66 Sq. yards

Extent of the site (As Per Doc) : 77.66 Sq.yds

(As Per Actuals) : 77.66 Sq.yds

Extent of Site to be Considered (least of the above) : 77.66 Sq. yards

Deduct: Road affecting area : 19.72 Sq. yards

Net Extent of the site : 57.94 Sq. yards

16 **Extent of the site considered for valuation : 57.94 Sq. yards**

17 Latitude, Longitude and Coordinates of the site : 14°27'06.9"N 80°03'35.0"E
14.451917, 80.059722

18 Whether occupied by the owner / tenant. : Vacant Site only (Under the possession of Shriram finance Limited)

If occupied by tenant since how long? : --

19 Rent received per month. : NA



II CHARACTERISTICS OF THE SITE

1	Classification of Locality	: Residential /Commercial
2	Development of surrounding area.	: Developing
3	Possibility of frequent flooding	: No
4	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	: Available near by
5	Level of land with topographical conditions.	: Levelled
6	Shape of land	: irregular
7	Type of use to which it can be put.	: Residential /Commercial
8	Any usage restriction	: --
9	Is plot in Town Planning approved layout?	: --
10	Corner plot or intermittent plot?	: Intermittent Plots
11	Road Facilities	: Available
12	Type of road available at present	: B.T. Road
13	Width of road - - Is it below 20ft. or more than 20ft.	: Above 20 feet Roads
14	Is it a Land - locked Land?	: -No-
15	Water potentiality	: Good
16	Underground sewerage system	: No
17	Power supply is available in the site	: --
18	Advantages of the site	: --
19	Disadvantages of the site	: --
20	Property is SARFAESI Complaint? (Yes/No)	: Yes
21	General remarks, if any,	: --

PART - A (Valuation of Land)

1	Size of site	: 57.94 Sq. yards
	North & South	: As Per the Deed
	East & West	: --
2	Total extent of the site	: 57.94 Sq. yards
3	Prevailing market rate	: Rs. 19,500 to Rs. 20,000 Per Sq.Yd
4	Guide line rate obtained from the Registrar's Office (an evidence there of to be enclosed)	: Rs. 4,000 Per Sq. Yard
5	Assessed/ adopted rate of valuation	: Rs. 19,500 Per Sq. Yard
6	Estimated value of Land	: Rs. 5,50,430
	(or) Say	: Rs. 5,50,000

(Rupees Five Lakhs and Fifty Thousands) Only



VALUATION:

Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as (1) sale ability, (ii) likely rental values in future and (iii) and likely income may generate may be discussed.

While arriving the rates we have considered to the surroundings building and land value accessibility, elevation and potential and etc.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the property is Rs.5,50,000-00 (Rupees Five Lakh and Fifty Thousands Only)

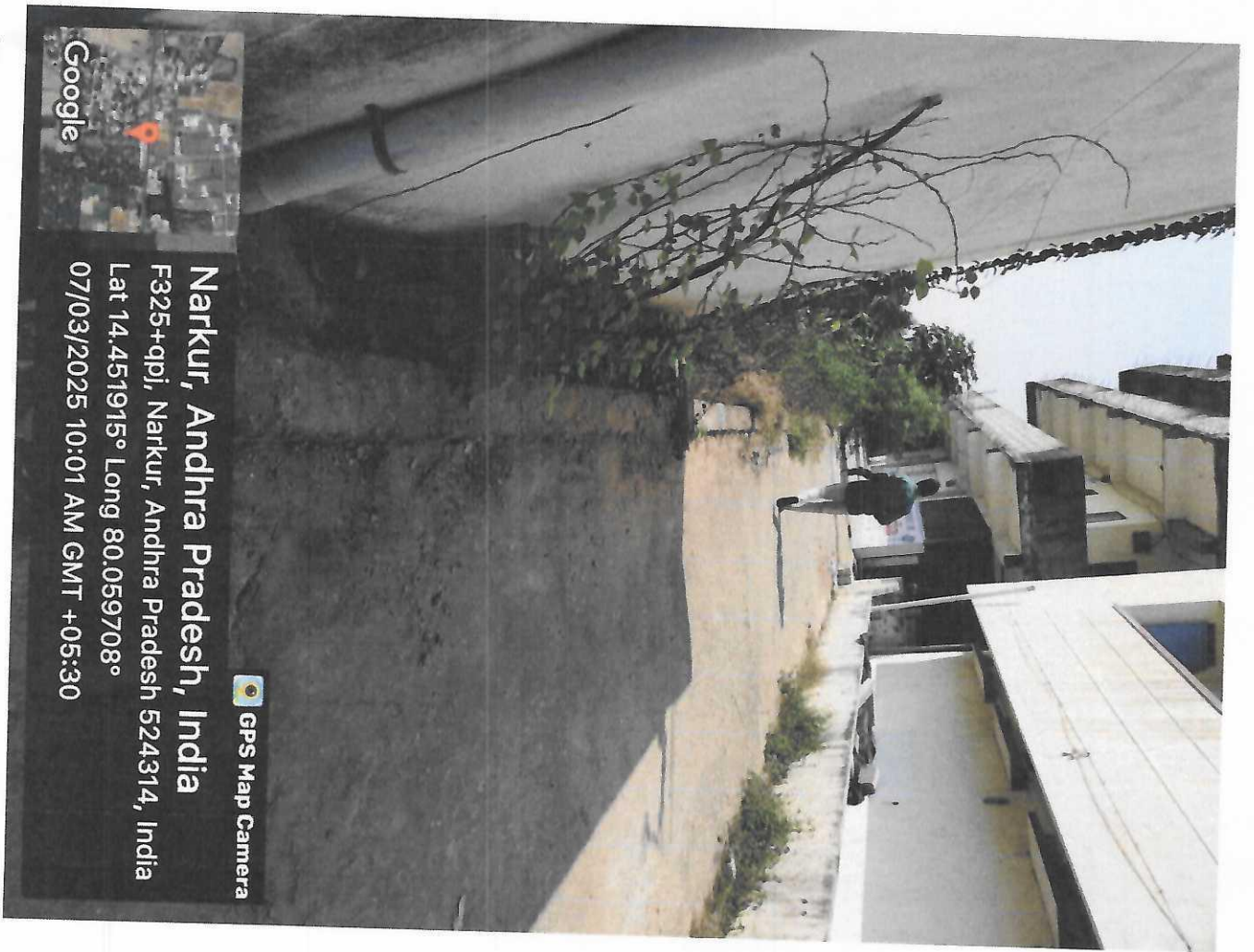
The Fair Market Value of the Property	:	Rs. 5,50,000
Realisable Value of the Property	:	Rs. 4,95,000
Distressed / Forced Sale Value of the Property	:	Rs. 4,13,000

Place : Nellore

Date : 28-01-2026

P. Venkatesh

APPROVED VALUER
28/1/2026
REGD VALUER
NELLORE



Google

Narkur, Andhra Pradesh, India

F325+qj, Narkur, Andhra Pradesh 524314, India

Lat 14.451915° Long 80.059708°

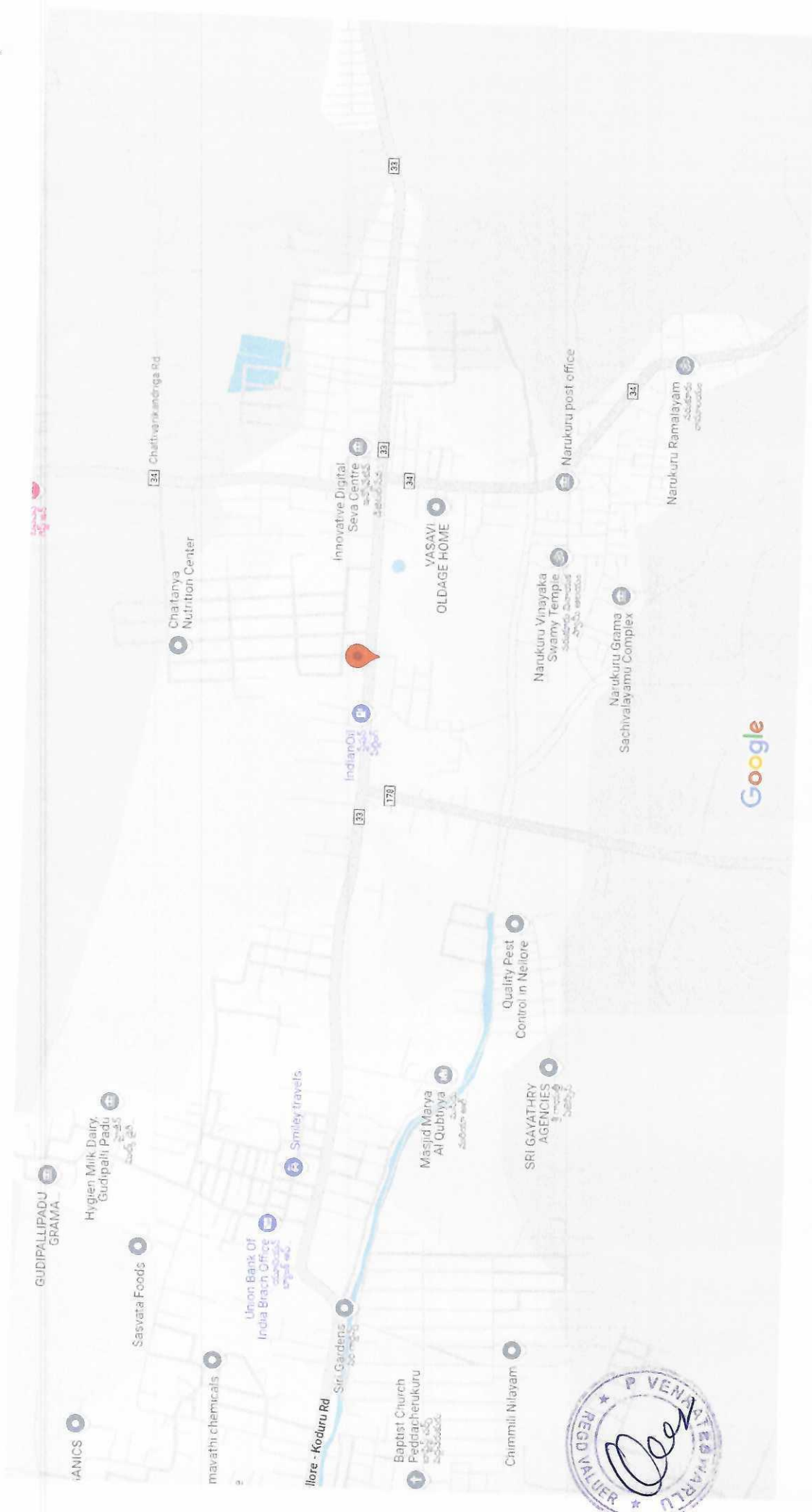
07/03/2025 10:01 AM GMT +05:30

 GPS Map Camera



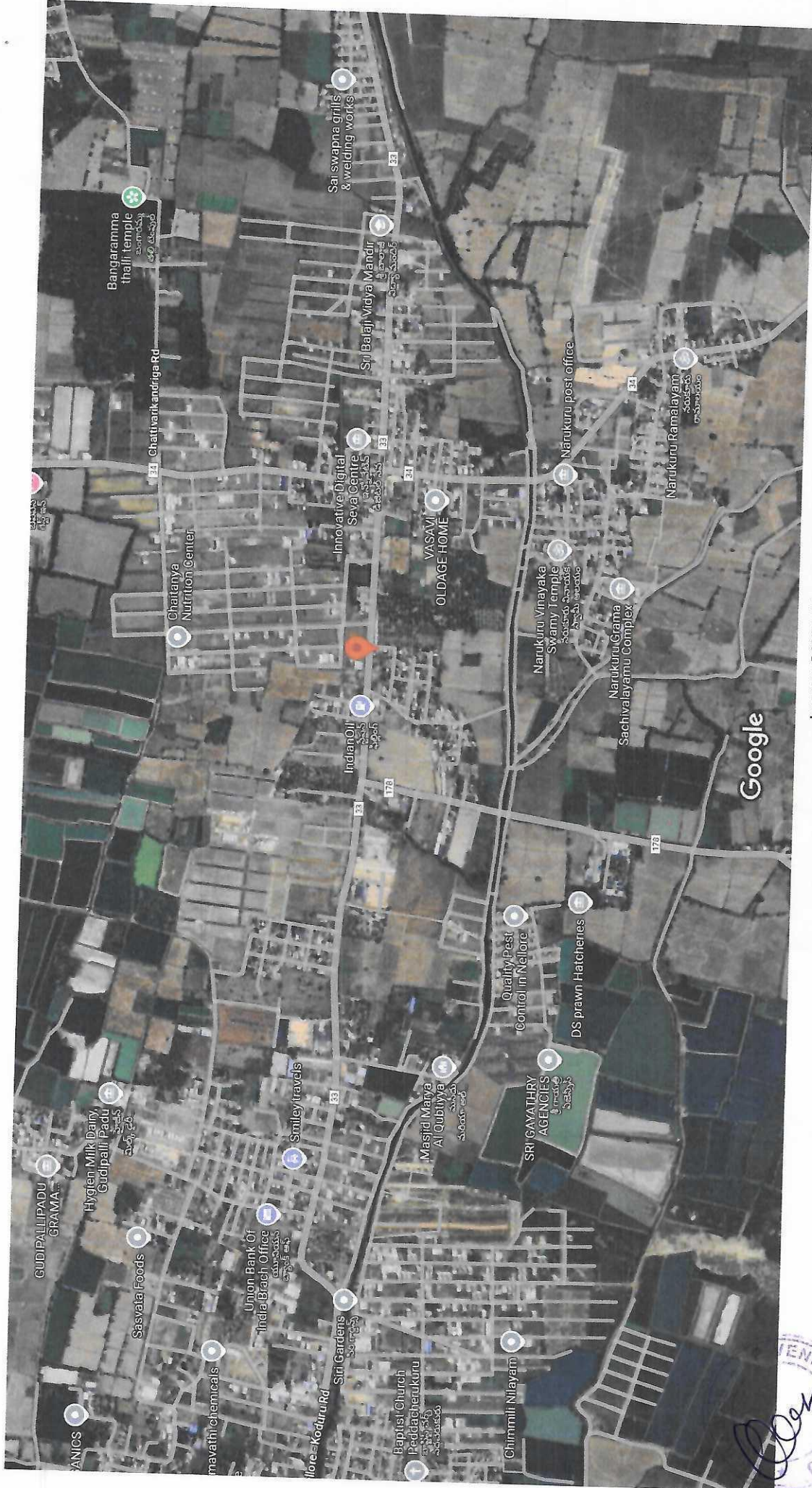


14°27'06.9"N 80°03'35.0"E



Map data ©2025 200 m





Google



Unit Rates Village Wise

District	Mandal	City/Town/Village	Door No Wise
SPSR NELLORE	NELLORE	GUDIPALLIPADU	Select Door No Wise

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Composite Gazette

Ward No	Block No	BI-Block No	Locality/Door No	Unit Rate	Ground Floor	First Floor	Other Floor	Classification	Effective Date
28	1	-	B C COLONY	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	BALARAMAPURAM	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	GOVALLAPALEM	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	GUDIPALLIPADU	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	KODURUPADU	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	KOTHAKALUVA	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	NARAYANAREDDYPET	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	S C COLONY	4000	1690	1690	1690	Residential	01/02/2025



P. VENKATESWARLU B.E, M.I.E, F.I.V.,
[Approved Engineer for State Bank of India]
D.No. 24 / 1993, Ram Nagar - 3rd Street,
Opp MG Mall, Dargamitta, Nellore.
Mobile No. 9440277968

SHRIRAM FINANCE LIMITED
NELLORE
VALUATION REPORT

I GENERAL	
1	Purpose for which the valuation is made : SARFAESI Purpose
2	(a) Date of inspection : 27-01-2026
	(b) Date on which the valuation is made. : 28-01-2026
3	List of documents produced for perusal.
	i) Sale Deed : Copy of Sale Deed Doc No: 1105/2018 dated 05.07.2018
	ii) Approval Plan : B.A.NO: 1031/1376/B/NMC/ALYPRM/2018, Dated: 22-01-2019 in Nellore Municipal Corporation.
	iii) Approval Layout Plan : N A
	iv) Legal opinion : Legal opinion given by Sri P.Venugopal , Advocate, Nellore, Dated : 22.5.2021
	v) Property Tax : --
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) Brief description of the property:
5	: Sri. Bommi Ramu S/o Srinivasulu Nellore : The Property is a Semi-Finished Residential Building. It is located at Narukur Main Road of Nellore Municipal Corporation.
6	Location of the Property
	a) Plot No / Survey No. : Sy No: 27
	b) Door No. : --
	c) T.S.No. / Village : Gudipallipadu,
	d) Ward / Taluka : Ward No. 1, Nellore Rural Mandal
	e) Mandal / District : Nellore Municipal Corporation, SPSR Nellore Dt.
7	Postal address of the property owner : Mentioned above
8	City / Town : City
	Residential area/Commercial area/Industrial area : Residential /Commercial
9	Classification of the area
	i) High / Middle / Poor : Middle
	ii) Urban/ Semi Urban / Rural : Urban
10	Coming under Corporation limit/ Village Panchayat / Municipality. : Nellore Municipal Corporation



11 Whether covered under any State / Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/candtonement area. : --

12 In case it is an agricultural land, any conversion to house site plots is contemplated. : --

13 (a) **Boundaries of the property :Doc No: 1105/2018 - 35 Anks (or) 280 Sq.Yds**

Direction	As Per Deed	As Per Actuals
North	Way to this Property	--
South	Way	--
East	Site of G. Venkata Rami Reddy	--
West	House of Shaik Anwar	--

14

Dimensions of the site		(a)	(b)
		As Per the Deed	As Per Actuals
North	:	-	--
South	:	-	--
East	:	-	--
West	:	-	--
Extent of site		35.00 Anks (or) 280.00 Sq. yards	35.00 Anks (or) 280.00 Sq. yards

Extent of the site (As Per Doc) : 35.00 Ankns (or) 280.00 Sq.Yds

Extent of the site (As Per Actuals) : 35.00 Ankns (or) 280.00 Sq.Yds

Extent of Site Considered (least of the above) : **35.00 Ankns (or) 280.00 Sq.Yds**

14 Latitude, Longitude and Coordinates of the site : 14°27'06.9"N 80°03'35.0"E
14.451917, 80.059722

15 Extent of the site : 35.00 Ankns (or) 280.00 Sq.Yds

16 Extent of the site considered for valuation : 35.00 Ankns (or) 280.00 Sq.Yds

17 Whether occupied by the owner / tenant. : Semi-Finished (Under the possession of Shriram Finance Limited)

If occupied by tenant since how long? : --

18 Rent received per month. : --

II CHARACTERSTICS OF THE SITE

1 Classification of Locality : Residential /Commercial

2 Development of surrounding area. : Developing

3 Possibility of frequent flooding : -No-



4	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	: Available.
5	Level of land with topographical conditions.	: Levelled
6	Shape of land	: Irregular
7	Type of use to which it can be put.	: Residential /Commercial
8	Any usage restriction	: No
9	Is plot in Town Planning approved layout?	: --
10	Corner plot or intermittent plot?	: Intermittent Plot
11	Road Facilities	: Available
12	Type of road available at present	: BT Road
13	Width of road -- Is it below 20ft. or more than 20ft.	: More than 20 ft
14	Is it a Land – locked Land?	: No
15	Water potentiality	: Good
16	Underground sewerage system	: Not Available
17	Power supply is available in the site	: N A
18	Advantages of the site	: --
19	Disadvantages of the site	: --
20	Property is SARFAESI Complaint? (Yes/No)	: Yes
21	General remarks, if any,	: The Property is a Semi-Finished Building. As Per Plan G+1 is approved, but as per actual G+3 is constructed.

PART - A (Valuation of Land)

1	Size of site	: 35.00 Ankns (or) 280.00 Sq.Yds
	North & South	: --
	East & West	: --
2	Total extent of the site	: 35.00 Ankns (or) 280.00 Sq.Yds
3	Prevailing market rate	: Rs. 12,250 to Rs. 13,000 Per Sq.Yd
4	Guide line rate obtained from the Registrar's Office (an evidence there of to be enclosed)	: Rs. 4,000 Per Sq. Yard
5	Assessed/ adopted rate of valuation	: Rs. 12,250 Per Sq. Yard
6	Estimated value of Land	: Rs. 34,30,000



PART - B (Valuation of Building)**TECHNICAL DETAILS OF THE BUILDING**

- (a) Type of Building : Residential
(Residential / Commercial / Industrial)
- (b) Type of construction : RCC
(Load bearing/RCC/Steel framed)
- (c) Year of construction : 2019 (Semi finished)
- i) Total Life of the Building : 70 Years
Age of the Building : 6 Years
- ii) Residual Life of the Building : 64 Years
- (d) Number of floors and height of each floor including basement, if any. : Three floors- 10 ft ht each
- (e) Plinth area floor – wise (As Per Actuals) :
- | | | | |
|--------------|----------|-----------------|------------|
| Ground Floor | : | 1,489.75 | Sft |
| First Floor | : | 1,489.75 | Sft |
| Second Floor | : | 1,489.75 | Sft |
| Third Floor | : | 568.12 | Sft |
| Total | : | 5,037.37 | Sft |
- (F) Plinth area floor – wise (As Per Plan) :
- | | | | |
|--------------|----------|-----------------|------------|
| Ground Floor | : | 1,475.00 | Sft |
| First Floor | : | 1,475.00 | Sft |
| Total | : | 2,950.00 | Sft |
- Note : Consider the Plinth area (as per actuals) (For Sarfaesi Purpose) :
- | | | | |
|--------------|----------|-----------------|------------|
| Ground Floor | : | 1,489.75 | Sft |
| First Floor | : | 1,489.75 | Sft |
| Second Floor | : | 1,489.75 | Sft |
| Third Floor | : | 568.12 | Sft |
| Total | : | 5,037.37 | Sft |
- Carpet area (For four floors) : **4533.6 Sft**
- (f) Condition of the Building : Maintenance is poor
- i) Exterior – Excellent, Good, Normal, Poor : Normal
- ii) Interior – Excellent, Good, Normal, Poor : Normal
- (g) Date of issue and validity of Layout of approved Plan / Map : B.A.NO: 1031/1376/B/NMC/ALYPRM/2018,
Dated: 22-01-2019
- (h) Approved map / plan Issueing Authority : Nellore Municipal Corporation
- (i) Whether genuineness or authenticity of approved map/ plan is verified : Yes
- (j) Any other comments by our empanelled valuers on authentic of approved plan : As Per Plan G+1 is approved, but as per actual G+3 is constructed.



SPECIFICATIONS OF CONSTRUCTION (FLOOR – WISE) IN RESPECT OF

S.No.	Description	Ground Floor and other floors
1	Foundation	: Isolated Columns footings
2	Basement	: Columns with Plinth beams
3	Superstructure	: Columns with Brick Masonry
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting, etc., and specify the species of timber)	: Country wood/teak wood
5	R.C.C. Works	: Slab , Columns, Beams, Lintels and sun shades
6	Plastering	: Ordinary cement plasterng (Semi finished)
7	Flooring, skirting, dadoing	: CC flooring (Semi finished)
8	Special finish as marble, granite, wooden - paneling, drills, etc.	: --
9	Roofing including weatherproof course.	: --
10	Drainage	: --
2	COMPOUND WALL	: --
	Height	: --
	Length	: --
	Type of construction	: --
3	ELECTRICAL INSTALLATION	
	Type of wiring	: --
	Class of fittings (Superior / ordinary / poor)	: --
	Number of Light Points	: --
	Fan Points	: --
	Spare plug points	: --
	Any other item	: --
4	PLUMBING INSTALLATION	
	(a) No. of water closets and their type.	: --
	(b) No. of wash basins	: --
	(c) No. of urinals	: --
	(d) No. of bath tubs	: --
	(e) Water meters, taps, etc.	: --
	(f) Any other fixtures	: --



DETAILS OF VALUATION								
S. No	Particulars of item	Plinth Area in Sft.	Roof Ht. in ft	Age of Bldg. in years	Estimated replacement rate of construction (Rs.)	Replacement (Rs)	Depreciation (Rs)	Net value after depreciation (Rs.)
1	Ground Floor	1,489.75	10'	6	1,450 /sft	21,60,138	1,66,639	19,93,498
2	First Floor	1,489.75	10'	6	1,100 /sft	16,38,725	1,26,416	15,12,309
3	Second floor	1,489.75	10'	6	1,100 /sft	16,38,725	1,26,416	15,12,309
4	Third floor	568.12	10'	6	1,100 /sft	6,24,932	48,209	5,76,723
	Total	5,037.37				Rs. 60,62,520	4,67,680	55,94,839

PART - C (Extra Items)**(Amount in Rs.)**

1	Portico	:	--
2	Ornamental front door	:	--
3	Sitout/ Verandah with steel grills	:	--
4	Overhead water tank	:	--
5	Extra steel / collapsible gates	:	--
	TOTAL	Rs.	--

PART - D (Amenities)**(Amount in Rs.)**

1	Ward robes (RCM)	:	--
2	Glazed tiles	:	--
3	Extra sinks and bath tub	:	--
4	Marble / Ceramic tiles flooring	:	--
5	Interior Decorations	:	--
6	Architectural elevation works	:	--
7	Paneling works-	:	--
8	Aluminum works	:	--
9	Aluminum hand rails	:	--
10	False ceiling	:	--
	TOTAL	Rs.	--

PART - E (Miscellaneous)**(Amount in Rs.)**

1	Separate toilet rooms	:	--
2	Separate lumber room	:	--
3	Separate water tank / sump	:	--
4	Trees, Gardening	:	--
	TOTAL	Rs.	--



PART - F (Services)**(Amount in Rs.)**

1	Water supply arrangements	:		--
2	Drainage arrangements	:		--
3	Compound Wall	:		--
4	C.B. deposits, fittings, etc.	:		--
5	Pavement	:		--
6	Stair cases	:		--
			Rs.	<u> </u>
				<u> </u>

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	:	Rs.	34,30,000
Part - B	Building	:	Rs.	55,94,839
Part - C	Extra items	:	Rs.	--
Part - D	Amenities	:	Rs.	--
Part - E	Miscellaneous	:	Rs.	--
Part - F	Services	:	Rs.	--
	TOTAL	:	Rs.	<u> 90,24,839 </u>
	OR SAY	:	Rs.	<u> 90,25,000 </u>

(Rupees Ninety Lakhs and Twenty Five Thousands Only)**VALUATION:**

Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as (1) sale ability, (ii) likely rental values in future and (iii) and likely income may generate may be discussed.

While arriving the rates we have considered to the surroundings building and land value accessibility, elevation and potential and etc.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the property is Rs. 90,25,000-00/- (Rupees Ninety Lakhs and Twenty Five Thousands Only)

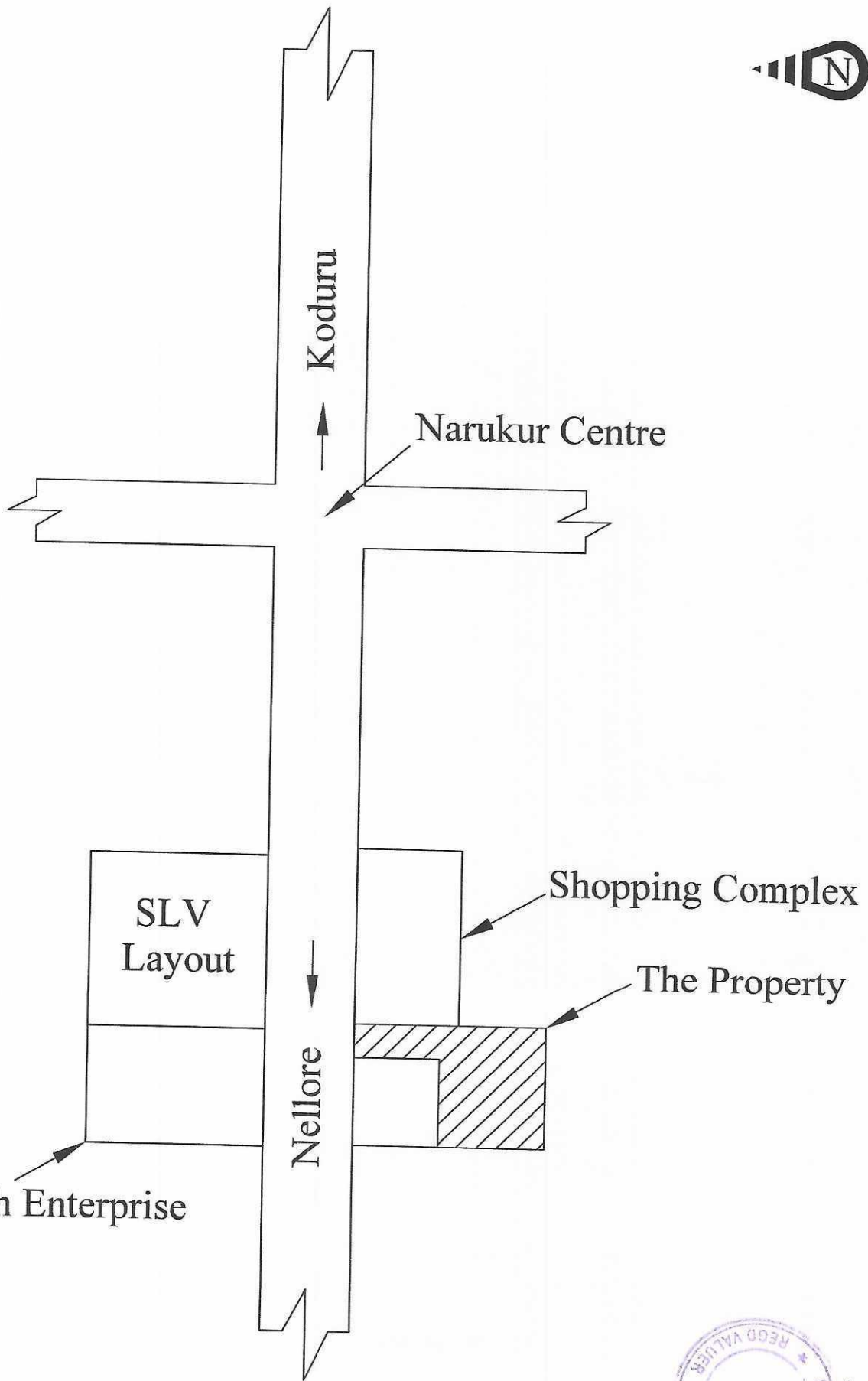
The Fair Market Value of the Property	:	Rs. 90,25,000
Realisable value of the Property	:	Rs. 81,22,500
Distressed / Forced Sale Value of the Property	:	Rs. 67,68,750

Place : Nellore

Date : 28-01-2026

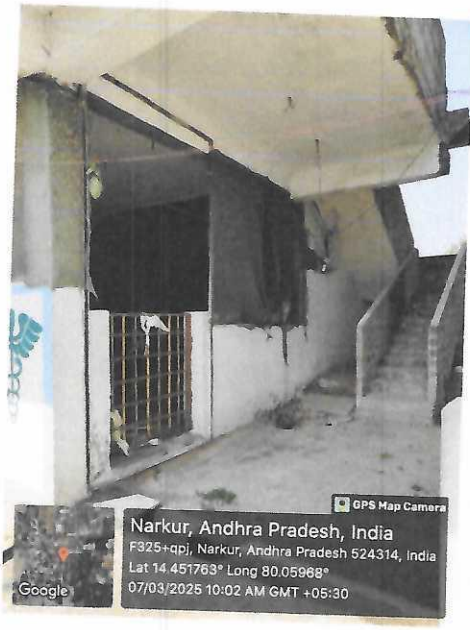
D. Chintamani

APPROVED VALUER
 28/1/2026



LOCATION PLAN

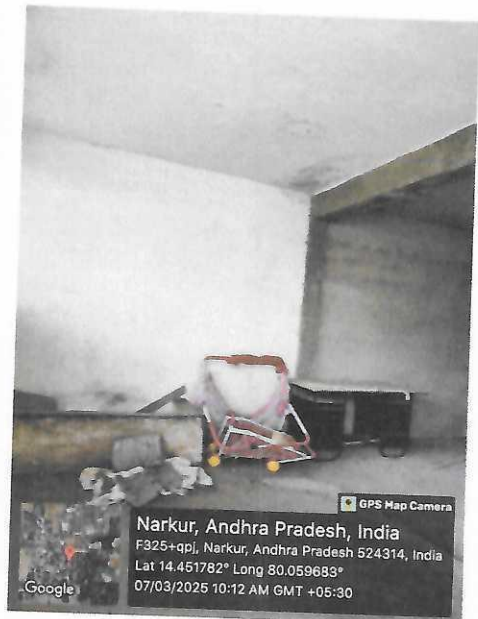




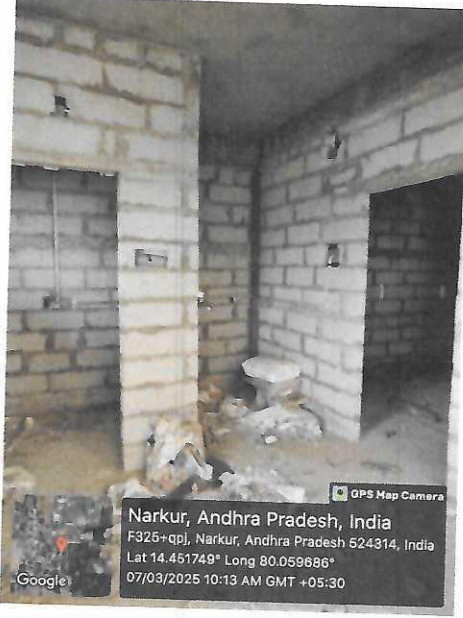
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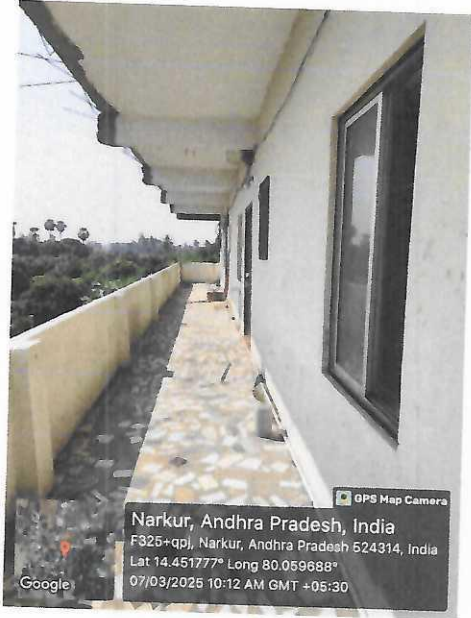
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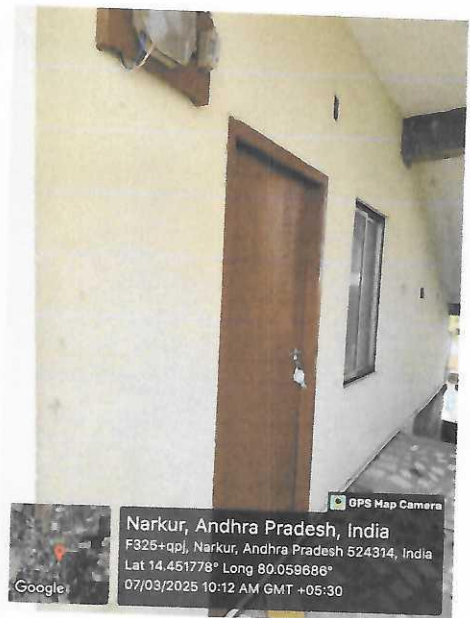
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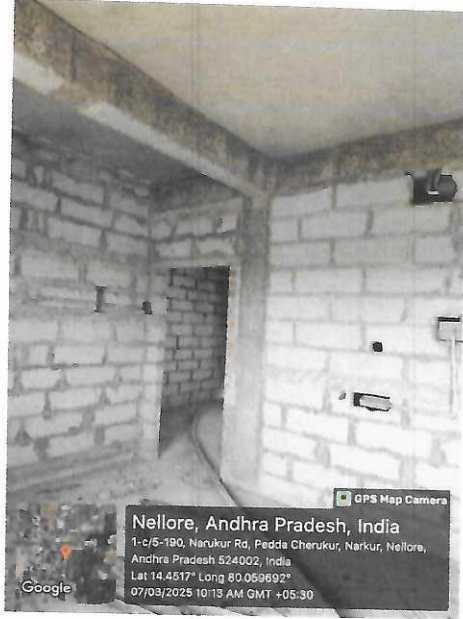
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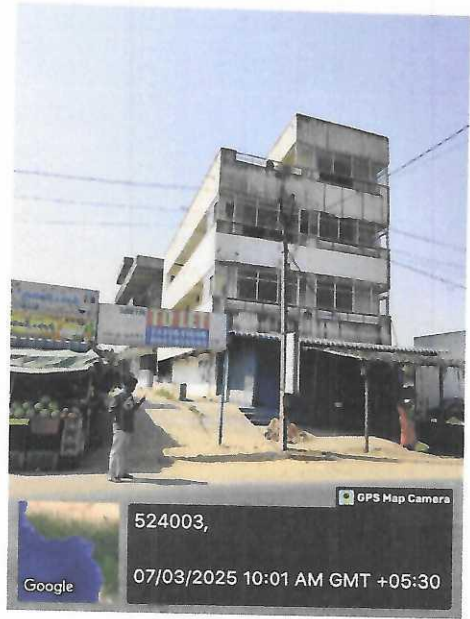
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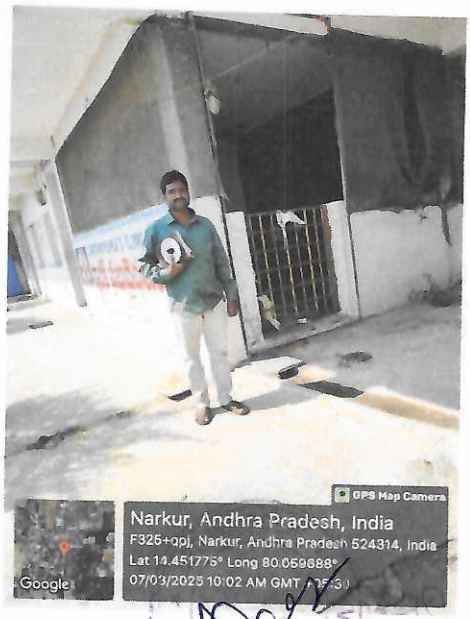
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GPS Map Camera
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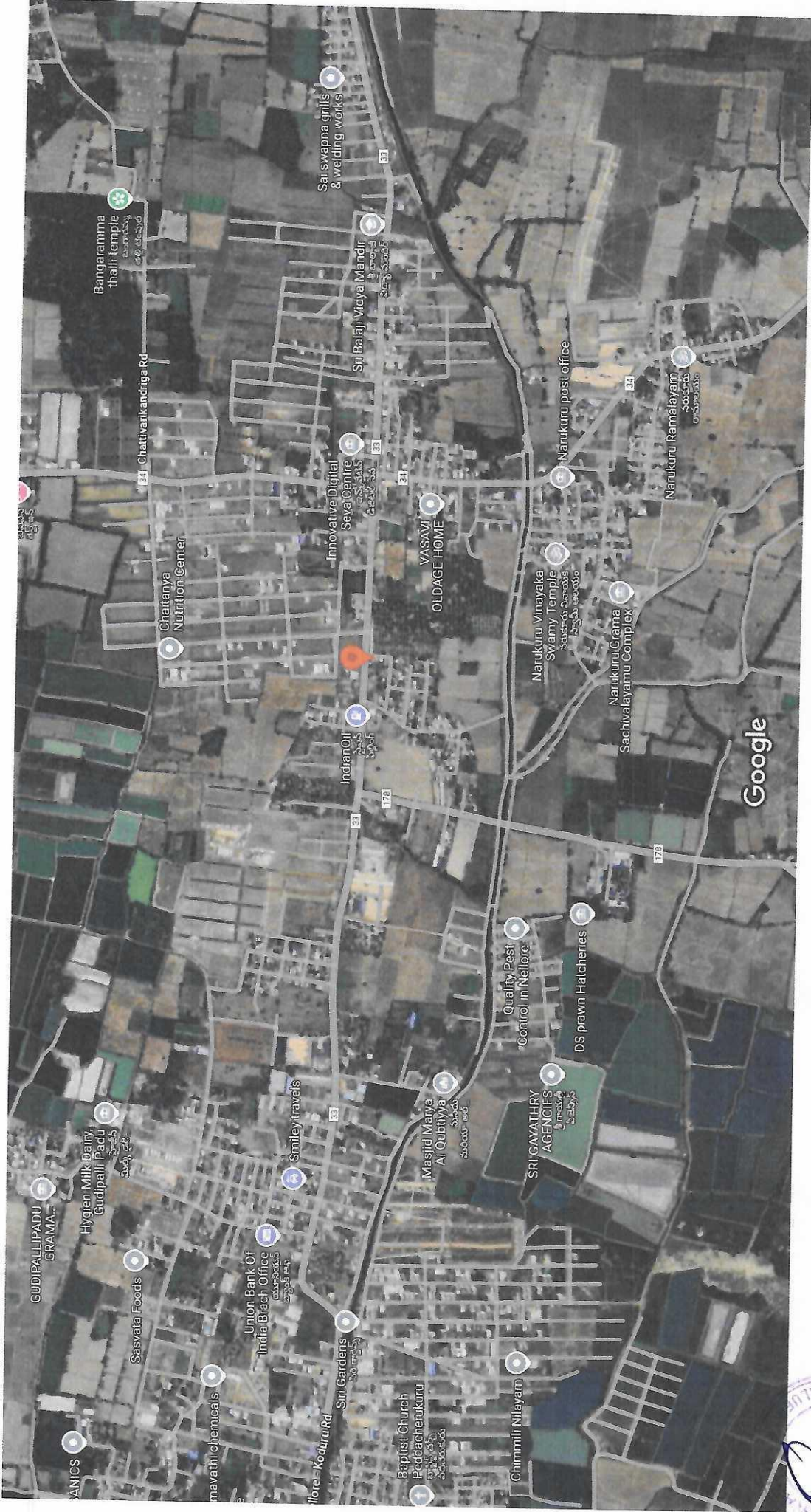


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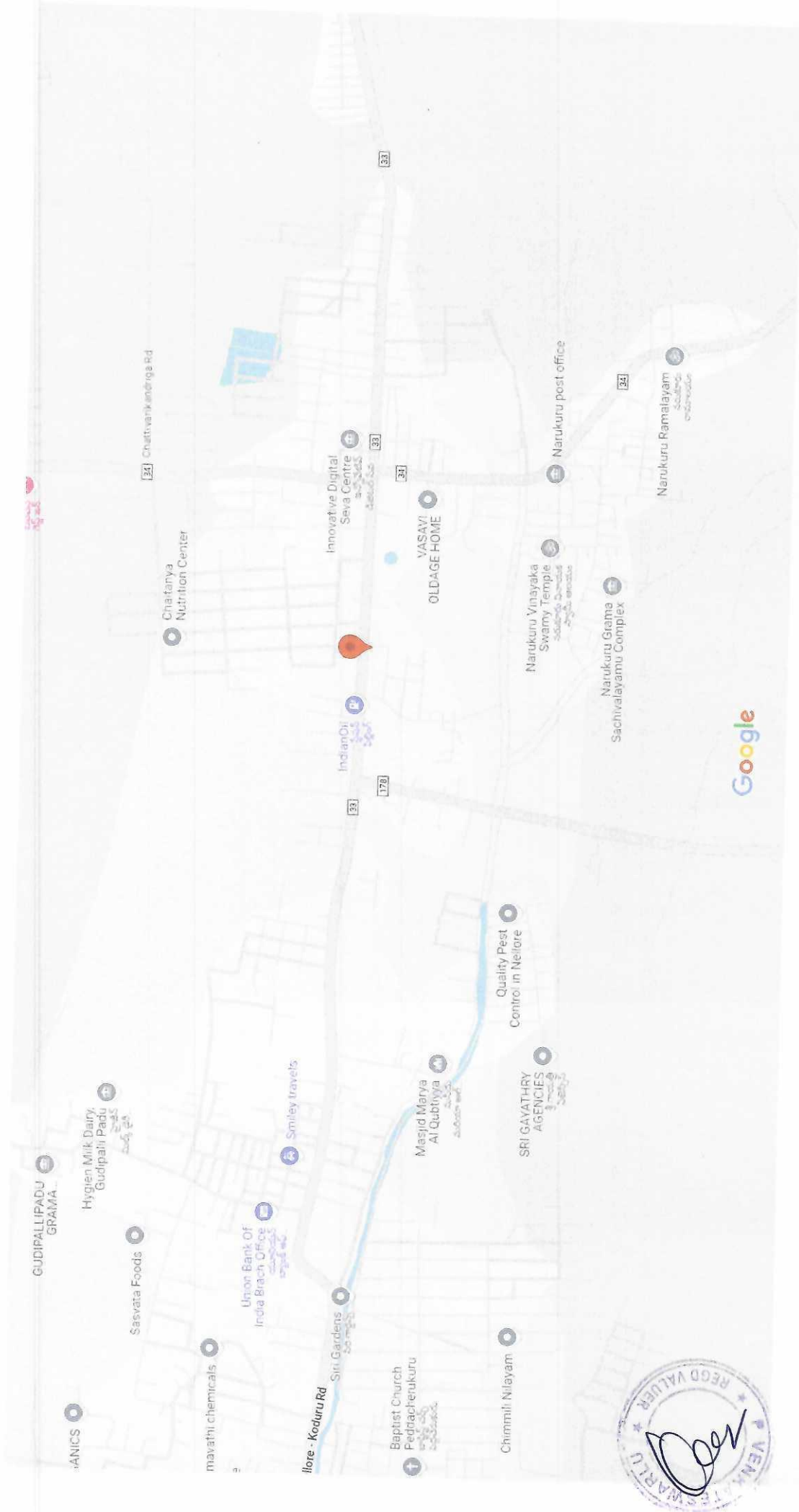
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14°27'06.9"N 80°03'35.0"E



Unit Rates Village Wise

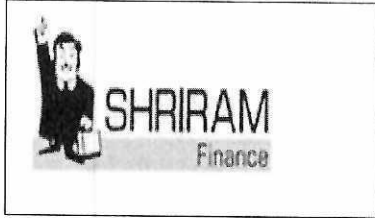
District: SPSR NELLORE Mandal: NELLORE City/Town/Village: GUDIPALLIPADU Door No Wise: Select Door No Wise

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Composite Gazette

Ward No	Block No	BI- Ward No	BI- Block No	Locality/Door No	Unit Rate	Ground Floor	First Floor	Other Floor	Classification	Effective Date
28	1	-	-	B C COLONY	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	BALARAMAPURAM	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	GOVALLAPALEM	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	GUDIPALLIPADU	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	KODURUPADU	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	KOTHAKALUVA	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	NARAYANAREDDYPET	4000	1690	1690	1690	Residential	01/02/2025
28	1	-	-	S C COLONY	4000	1690	1690	1690	Residential	01/02/2025





SHRIRAM FINANCE LIMITED

Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032,

Zonal Office : Shriram Finance Ltd, DNO:26-2-7;3rd FLOOR;PADMAVATHI PLAZA; BESIDE CANARA BANK; A.K.NAGAR; NELLORE(DT). -524004 and branch office at Nellore-2

Website: <http://www.shriramfinance.in/auction>

E-AUCTION SALE

Schedule - I

S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District,Gudipallipadu Area,presently Nellore Municipal Corporation Limits,Sy.No.27/A an extent of Ac.0.20 cents and in it an extent of 9 ankanams 51 sq.ft., or 77.66 sq.yards of vacant site,bounded on :-

EAST : Site of Vendor Vemareddy Mruthunjaya Reddy – 65 ft ;

WEST : House of Bommi.Krishnaveni – 65 ft ;

NORTH : Nellore – Kondur Road – 10.09 ft ;

SOUTH : House and Site Of Bommi.Ramu 10.09 ft ;

Within these an extent of 9 ankanams 51 sq.ft. or 77.66 Sq.Yards of vacant site only.

Schedule - II

S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District,Gudipallipadu Area, presently Nellore Municipal Corporation Limits,Sy.No.27 an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building,bounded on :-

EAST : Site of Guduru Venkata Rami Reddy ;

WEST : House of Vendor,Shaik.Anwar ;

NORTH : Pathway to this site ;

SOUTH : Pathway ;

Within these an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building along with all fixtures and appurtenant site therein.

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	BOMMI.RAMU
Loan account	NELL3TF2105310004
Guarantors	(1) BOMMI.KRISHNAVENI (2) PATHAN.MAHABU BASHA

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 Finance Limited had issued demand notice dated **29.03.2023** to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under

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

1/8

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Admn. Office : 6th Floor, (level 2),Building No. Q2, Aurum Q Parc, Gen 4/1, TTC, Thane Belapur Road, Ghansoli, Navi Mumbai - 400 709, Tel: +91 22 4095 7575

Registered Office : Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032, Tamil Nadu, India. | Te +91-44-485 24 666

Website : www.shriramfinance.in | Corporate Identity Number (CIN) - L65191TN1979PLC007874

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



mentioned secured assets on. 24.06.2023 under section 13(4) of the said Act, in respect of loan facilities granted to BOMMI.RAMU (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 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.**, amounting to **Rs 11623439/- (One crore Sixteen Lakhs Twenty Three Thousand Four Hundred and Thirty Nine Rupees only)** as on. **29.03.2023** 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/>

Start time of E-Auction	18.03.2026 at 11:00 a.m.
End time of E-Auction	18.03.2026 at 1:00 p.m.

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

Schedule of the Properties

Schedule - I

S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District, Gudipallipadu Area, presently Nellore Municipal Corporation Limits, Sy.No.27/A an extent of Ac.0.20 cents and in it an extent of 9 ankanams 51 sq.ft., or 77.66 sq.yards of vacant site, bounded on :-

- EAST : Site of Vendor Vemareddy Mruthunjaya Reddy – 65 ft ;
WEST : House of Bommi.Krishnaveni – 65 ft ;
NORTH : Nellore – Kondur Road – 10.09 ft ;
SOUTH : House and Site Of Bommi.Ramu 10.09 ft ;

Within these an extent of 9 ankanams 51 sq.ft. or 77.66 Sq.Yards of vacant site only.

Schedule - II

S.P.S.R Nellore District, Gudur Registration District, Indukurpet Sub District, Gudipallipadu Area, presently Nellore Municipal Corporation Limits, Sy.No.27 an extent of Ac.0.35 cents or 280 sq.yards of site and in it constructed RCC building, bounded on :-

- EAST : Site of Guduru Venkata Rami Reddy ;
WEST : House of Vendor, Shaik.Anwar ;
NORTH : Pathway to this site ;
SOUTH : Pathway ;

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

2/8

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Admn. Office : 6th Floor, (level 2), Building No. Q2, Aurum Q Parc, Gen 4/1, TTC, Thane Belapur Road, Ghansoli, Navi Mumbai - 400 709. Tel: +91 22 4095 7575
Registered Office : Sri Towers, Plot No 14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032, Tamil Nadu, India. | Te +91-44-485 24 666
Website : www.shriramfinance.in | Corporate Identity Number (CIN) - L65191TN1979PLC007874

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

Within these an extent of Ac.0.35 cents or 280 sq.yards of site, and in it constructed RCC building along with all fixtures and appurtenant site thereon.



Reserve Price	Schedule-1 Reserved Price- 4,34,000/- Schedule-2 Reserved Price- 68,92,000/- Total Schedules (1 to 2):- Reserved Price: Rs. 73,26,000/- (Seventy Three Lakhs Twenty Six Thousand Rupees Only) Highest Valuation report Amount
Earnest Money Deposit	10% of the Reserve Price i.e. Schedule-1 EMD Amount- 43,400/- Schedule-2 EMD Amount- 6,89,200/- Total EMD Amount :Rs.7,32,600/- (Seven lakhs Thirty Two Thousand Six hundred Rupees Only)

The title deeds of the properties can be inspected at the office of the Auctioneers or the Secured Creditor on 11.03.2026 Time 11.00 a.m. to 05.00 p.m., by prior appointment. For appointments, contact the Authorised Officer Mr T.Vijay kumar, Contact No.: **9949940787** or email morusu.g@shriramfinance.in

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

(Borrower Name BOMMI.RAMU & Loan Account No. NELL3TF2105310004)

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.

1. (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 **(18.03.2026)** 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 16.03.2026 up to 05.00 p.m.

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

3/8

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)

Admn. Office : 6th Floor, (level 2), Building No. Q2, Aurum Q Parc, Gen 4/1, TTC, Thane Belapur Road, Ghansoli, Navi Mumbai - 400 701. Tel: +91 22 4095 7575
Registered Office : Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600 032, Tamil Nadu, India. | Tel: +91-44-485 24 666
Website : www.shriramfinance.in | Corporate Identity Number (CIN) - L65191TN1979PLC007874



(c) Inspection Date & Time: 11.03.2026 Time 10.00 a.m. to 05.00 p.m.

2. 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, Mr.Gaurav Namboodiri , Contact No. 9833922941, Email ID : gaurav.n@samil.in
3. **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 Authorized Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own 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 Authorized 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

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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).

4. 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 Authorised Officer with prior appointment. For prior appointment **Please contact: : T.Vijay Kumar, Contact No.: 9949940787.**
- 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).

5. Inspection of Title Deeds:

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

6. Submission of bid forms:

- a. Last date for submission of bid: on or before **16.03.2026 up to 05.00 p.m.**
- b. 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.
- c. 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.
- d. 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.
- e. 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.

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- f. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- g. 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.
- h. 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.
- i. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

7. 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 DD in favour of **Shriram Finance Limited**, payable at par. Earnest Money Deposit (EMD) shall be adjusted in case of 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.

8. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of **Rs. 20,000/- (1st Shedule) 50,000/- (2nd Shedule)** for each plot specified in the public sale notice/Terms and condition of Sale.

9. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.

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- 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.

10. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by 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, Mr.Gaurav Namboodiri, Contact No. 9833922941, Email ID : gaurav.n@samil.in** prior to the date of e-Auction.

11. 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

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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.

12. 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.
- 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 Authorised Officer.
- d. If the Sale Price is more than 50,00,000 (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the sale price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of the Income Tax Department and only 99% of the sale price has to be remit to Shriram Finance Limited. The Sale Certificate will be issued only on the receipt of Form 26QB & Challan for having remitted the TDS.

13. 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.

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14. 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.
- 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.

15. 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.

16. 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.

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- 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.

17. 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.

18. Delivery of possession:

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

19. 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.
- 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

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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 **Nellore 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 : Nellore
Date : 07.02.2026

Authorized officer

(Shriram Finance Limited)

Note: It is informed that " Shriram City Union Finance Limited " has been amalgamated with " Shriram Transport Finance Limited " as per order of Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022, 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.

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Name of Bidder	Signature of Bidder	Date

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