

**AUTHORIZED OFFICER SHRIRAM FINANCE LTD, ZONAL OFFICE,
KURNOOL**

E Auction sale notice in respect of immovable properties belonging to, K BHASKAR

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** 16.08.2025. 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.

1. LOKESH TRADERS BY ITS PROPRIETOR B RAMANJINEYULU S/O B NAGANNA H.NO 13/294, LB STREET , ADONI
2. K BHASKAR S/O K VENKOBA H.NO 13/302/1, LB STREET, ADONI,
3. K SREENIVASULU S/O K ERANNA, H.NO 15/62, LB STREET, ADONI

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, D.No:50-760-114A,3rd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002 and branch office at D.No:15-387-2,1st Floor, Victoria pet, Govt Area

Shriram Finance Limited



Hospital, U/S Central Bank of India, Adoni, Kurnool(Dt). Pin code : 518301. (hereinafter referred as Company/ Lender) hereby issue the following notice as under.

2. We refer to our Demand Notices dated **22.08.2022** issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **Rs. 99,45,284/- (Rupees Ninety nine Lakh Forty Five Thousand Two Hundred and Eighty Four only)** in loan account no. **ADONITF1903270011** 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 20.02.2023** 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 19.03.2025 with 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 **20.02.2023** ie an outstanding amount of **Rs. 99,45,284/- (Rupees Ninety nine Lakh Forty Five Thousand Two Hundred and Eighty Four 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:

S.No	PARTICULARS	DETAILS
1.	Date of Auction	27.02.2026
2.	Time of Auction	11.00 AM to 1.00 PM
3.	Place of Auction	Web Portal: https://eauctions.samil.in/home

Shriram Finance Limited



4.	Mode of Auction	E-Auction
5.	Last Date for Submission of Bid (EMD)	26.02.2026 up to 05.00 P.M
6.	Inspection Date & Time	On or before 25.02.2026 Time 10.00 a.m. to 05.00 P.M
7.	Loan agreement No's	ADONITF1903270011
8.	Outstanding amount	Total amount of Rs. 99,45,284/- (RupeesNinety nine Lakh Forty Five Thousand Two Hundred and Eighty Four only) (Interest Charges up 20.02.2023) including further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No. ADONITF1903270011 till closure of this loan.
9.	Earnest Money Deposit Details(EMD) Details	EMD to be deposited by way of Demand Draft In favour of SHRIRAM FINANCE LIMITED,

Shriram Finance Limited



10.	Description of mortgage property (Secured Asset)	<p>(Property belongs to K.Bhaskar)</p> <p>Kurnool District, Adoni Sub District, Adoni Town and Municipality, Aluru Road, House bearing old Municipal No. XII – 503/1, new D.No.XIX-205, Present D.No. XVII-735, bounded on:</p> <p>EAST :: Vanka</p> <p>WEST :: Public Road</p> <p>NORTH :: Godown of K.Narasimha Reddy</p> <p>SOUTH :: Godown of Gattu Ramachandraiah</p> <p>Within these, site admeasuring East to West 67 ¼ ft. or 20.84 mts and North to South 18 ½ ft. or 5.37 mts comprising a total extent of 138.23 sq.yards and in it constructed Godown in an extent of 1244.12 sq.ft along with all fixtures and appurtenant site therein.</p> <p>(This property corresponds to Doc.No: 2839/2019 of S.R.O. Adoni).</p>
11.	Reserve Price of the Property	<p>Reserve Price: Rs 77,76,000 /- (Seventy Seven Lakhs Seventy Six Thousand Rupees Only)</p> <p>EMD amount: Rs. 7,77,600/- (Seven Lakhs Seventy Seven Thousand Six hundred rupees only)</p>

E-auction is as per the terms and conditions enclosed herewith.

Thanking you,

DATE: 14.01.2026

Place: KURNOOL

For Shriram Finance Limited


Authorized Officer

Shriram Finance Limited

(E.A.S.N)

AJ.no! - ADDONI TF 190327 0011

~~NO~~ Addressee Left with our Instructions
Hense Return to Sender (CR1)

~~LOKESH TRADERS BY ITS~~

~~PROPRIETOR B. RAMANUJI MEYU~~

~~S/O. B. NARAYANA,~~

~~H.no! - 13/294, 4B STREET,~~

~~ADDONI.~~

Addressee Left with our Instructions
Hense Return to Sender

⑤

SHRIRAM FINANCE LTD.
ZONAL OFFICE
H.NO: 50/760-114A, 3RD FLOOR,
GOOTY ROAD, GAYATRI ESTATE,
KURNOOL-518 002.



INDIA-1E SPEED POST DOCUMENT



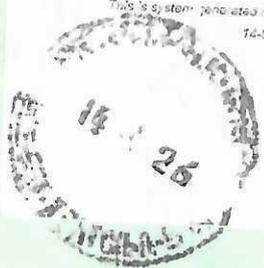
EY046093587IN

Delivery Office & Pincode: Adoni H.O. (518001)

Booking Office: Kurnool RMS BOOKING Office (518003)
 Counter No. 1, 14-01-2026 20:12:02
 GST No. 37AAAGP0153L1Z1 BkgRefID: 112E000414012620351
 Charges: Weight (gms): 85 Phy. Wt (gms): 85 Vol. Wt (gms) NA (L.N.A. 3 H.N.A.)
 Amount Paid: 81.00 Base Tariff: Rs. 69 Tax: Rs. 12 (CGST: 6.00 SGST: 6.00 POD: Rs. 10)
 Mode of Payment: ONLINE Payment Transaction ID

Sender	Receiver
SHIRAM FINANCE LTD Mobile No. 9985028136 ZONAL OFFICE KURNOOL-518002	LOKESH TRADERS BY IT Mobile No. 1234567890 LB STREET KURNOOL-518001

Track on www.indiapost.gov.in OR Dial 18002668888 IPR NO: 6389048/53
 In case of any complaint, please visit aisir.indiapost.gov.in or write to Green Mail Opt for eReceipts, ePOD
 This is system generated document, no manual signature required
 14-01-2026 20:16:36



Addresser left
 Hence return to sender
 Addressee left with out instructions
 Hence Return to Sender

15/01/26
 15/01/26
 15/01/26

17/1/26
 Under Signature

आर. पी - R.P. 54

(E.A.S.N)

(R2)

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA
पावती / ACKNOWLEDGEMENT

पंजीकृत पत्र / पार्सल प्राप्त हुआ

Received Registered Letter / Parcel / ADONTIF1903270011

क्रमांक / No. तारीख / Dated. का / of

बीमा का मूल्य रूपयों में
Insured for Rupees... K. Bhaskar s/o. K. Venkoba,

प्राप्तकर्ता H.No. - 13/302/1, LB Street, ADONI.

Addressed to



* यदि लागू न हो तो काट दें।
* Strike out if not relevant

वितरण डाकघर का तारीख - मोहर
Date Stamp of office of delivery

को / on.....

हस्ताक्षर और नाम / Signature and Name

* यदि लागू न हो तो को
* Strike out if not relevant

श्रीराम / NO.
 श्रीराम / DATE
 बीमा का मूल्य रूपयों में K. SREENIVASULU S/O. K. E. RAO,
 Insured for Rupees.
 प्राप्तकर्ता H.No-15/68, LB Street, ADDONI.



Addressed to

को / on

वितरण डाकघर का तारीख - मोहर
 Date Stamp of office of delivery

हस्ताक्षर और नाम / Signature a

SHRIRAM FINANCE LTD.
 ZONAL OFFICE
 H.NO: 50/760-114A, 3RD FLOOR,
 GOOTY ROAD, GAYATRI ESTATE,
 KURNOOL-518 002.

(E.A.S.N)

~~A.g.no-1-ADDONITF 190387001)~~

(R3)

~~TO~~

~~K. SREENIVASULU~~

~~S/O. K. E. RAO,~~

~~H.No-15/68, LB STREET,~~

~~ADDONI.~~



REGISTERED



EY046093777IN

Delivery Office & Pincode Addnl H.O. (518301)

Booking Office: Kurnool RNS BOOKING Office (518003)

Counter No. 1 14-01-2026 20:13:48

GSTNo.37A-AGP063L121 BkgRefID: 112600414012620361

Charged Weight(gms):85 Pny.Wt(gms) 85 Vol.Wt(gms) NA(Lt.Na.3 H NA)

Amount Paid,88.00(Insurance Tariff-Rs.74 Tax-Rs.14) (CGST:7.00

SGST:7.00 POD-Rs.10 Regn-Rs.5)

Mode of Payment: ONLINE Payment: Trans ID

Sender	Receiver
SHRIRAM FINANCE LTD Mobile No.9985626136 ZONAL OFFICE KURNOOL-519002	K SREENIVASULU Mobile No.1234567890 LB STREET KURNOOL-518001

Track on www.indiaPost.gov.in OR Dial 18002668888 ITR NO: 5309046453

In case of any complaint, please visit <http://rti.post.gov.in> or contact us

to 24x7 Helpline for eReceipts, ePOD

This is system generated document, no manual signature required

14-01-2026 20:16:49



NO SUCH ADDRESS, HENCE
RETURNED TO SENDER

NO SUCH ADDRESS, HENCE
RETURNED TO SENDER



15/1/26
B. Naidu

A

Adoni H.O
518001



EY046093587IN - INLAND SPEED POST DOCUMENT

518003-518301

RECEIVER:LOKESH TRADERS BY
ITS
LB STREET KURNOOL ANDHRA
PRADESH
- 518301
SENDER:SHRIRAM FINANCE LTD
ZONAL OFFICE KURNOOL ANDHRA
PRADESH
INDIA - 518002



Kurnool RMS BOOKING Office (518003) 14-01-2026 20:12:
ChargedWeight(gms): 85 Phy.Wt(gms): 85 Vol.Wt(gms): NA(L N
B NA H NA) AmountPaid: Rs.81.00 (ONLINE) BkgRe
1126000414012620361 Payment TransactionID.

In case of any grievance - DIAL: 11002889368 / VR NO: 6983046093587

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Adoni H.O
518001



EY046093692IN - REGISTERED

518003-518301

RECEIVER:K BHASKAR
LB STEET KURNOOL ANDHRA
PRADESH
- 518301
SENDER:SHRIRAM FINANCE LTD
ZONAL OFFICE KURNOOL ANDHRA
PRADESH
INDIA - 518002



Kurnool RMS BOOKING Office (518003) 14-01-2026 20:12:
ChargedWeight(gms): 87 Phy.Wt(gms): 87 Vol.Wt(gms): NA(L N
B NA H NA) AmountPaid: Rs.88.00 (ONLINE) BkgRe
1126000414012620361 Payment TransactionID.

In case of any grievance - DIAL: 11002889368 / VR NO: 6983046093692

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Adoni H.O
518001



EY046093777IN - REGISTERED

518003-518301

RECEIVER:K SREENIVASULU
LB STREET KURNOOL ANDHRA
PRADESH
- 518301
SENDER:SHRIRAM FINANCE LTD
ZONAL OFFICE KURNOOL ANDHRA
PRADESH
INDIA - 518002



Kurnool RMS BOOKING Office (518003) 14-01-2026 20:13:
ChargedWeight(gms): 85 Phy.Wt(gms): 85 Vol.Wt(gms): NA(L N
B NA H NA) AmountPaid: Rs.88.00 (ONLINE) BkgRe
1126000414012620361 Payment TransactionID.

In case of any grievance - DIAL: 11002889368 / VR NO: 6983046093777

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

	SHRIRAM FINANCE LIMITED Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032, Zonal Office :Shriram Finance Ltd, ZONAL OFFICE, D.No:50-760-114A,3 rd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002. and branch office at D.No: 15-387-2,1 st Floor, Victoriapet,Govt Area Hospital,U/S Central Bank of India,Adoni, Kurnool(Dt). Pin code : 518301 Website: http://www.shriramfinance.in/auction
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E-AUCTION SALE

Kurnool District, Adoni Sub District, Adoni Town and Municipality, Aluru Road, House bearing old Municipal No. XII – 503/1, new D.No.XIX-205, Present D.No. XVII-735, bounded on:

- EAST :: Vanka
WEST :: Public Road
NORTH :: Godown of K.Narasimha Reddy
SOUTH :: Godown of Gattu Ramachandraiah

Within these, site admeasuring East to West 67 ¼ ft. or 20.84 mts and North to South 18 ½ ft. or 5.37 mts comprising a total extent of 138.23 sq.yards and in it constructed Godown in an extent of 1244.12 sq.ft along with all fixtures and appurtenant site therein.

(This property corresponds to Doc.No: 2839/2019 of S.R.O. Adoni).

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	LOKESH TRADERS BY ITS PROPRIETOR B RAMANJINEYULU
Loan account	ADONITF1903270011
Guarantors	1. K BHASKAR S/O K VENKOBA H.NO 13/302/1, LB STREET, ADONI. 2..K SREENIVASULU S/O K ERANNA, H.NO 15/62, LB STREET, ADONI.

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 **22.08.2022** to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under mentioned secured assets on. 20.02.2023 under section 13(4) of the said Act, in respect of loan facilities granted to S. MASTAN BASHA (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. 99,45,284/- (Rupees Ninety nine Lakh Forty Five Thousand Two Hundred and Eighty Four only)** as on. 22.08.2022 plus

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

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	27.02.2026 at 11:00 a.m.
End time of E-Auction	27.02.2026 at 1:00 p.m.

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

Schedule of the Properties

Kurnool Kurnool District, Adoni Sub District, Adoni Town and Municipality, Aluru Road, House bearing old Municipal No. XII – 503/1, new D.No.XIX-205, Present D.No. XVII-735, bounded on:

EAST :: Vanka

WEST :: Public Road

NORTH :: Godown of K.Narasimha Reddy

SOUTH :: Godown of Gattu Ramachandraiah

Within these, site admeasuring East to West 67 ¼ ft. or 20.84 mts and North to South 18 ½ ft. or 5.37 mts comprising a total extent of 138.23 sq.yards and in it constructed Godown in an extent of 1244.12 sq.ft along with all fixtures and appurtenant site therein.

(This property corresponds to Doc.No: **2839/2019** of S.R.O. Adoni).

Reserve Price	Rs 77,76,000 /- (Seventy Seven Lakhs Seventy Six Thousand Rupees Only) Highest Valuation report Amount
Earnest Money Deposit	10% of the Reserve Price i.e. Rs. 7,77,600/- (Seven Lakhs Seventy Seven 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 25.02.2025 Time 11.00 a.m. to 05.00 p.m., by prior appointment. For appointments, contact the Authorised Officer Mr G. Raghunath Reddy, Contact No.: 7995070891 or email raghunathreddy.g@shriramfinance.in.

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

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

(Borrower Name:- LOKESH TRADERS BY ITS PROPRIETOR B RAMANJINEYULU & Loan
Account No. ADONITF1903270011

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 (27.02.2026) 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 26.02.2026 up to 05.00 p.m.

(c) Inspection Date & Time: 25.02.2026 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

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

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 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: G. Raghunath Reddy, Contact No.: 7995070891.**

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

- 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 26.02.2026 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.
- 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**, or by way of demand draft drawn in favour of Shriram Finance Limited, of the Nationalized Bank, payable at par Earnest Money Deposit (EMD) shall be adjusted in case of 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 multiples of the amount of **Rs.25,000/-** 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.
- 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

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

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 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

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

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.

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

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

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.
- 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

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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 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

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

the holding of above mentioned auction sale.

- i. Disputes, if any, shall be within the jurisdiction of Kurnool 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: Kurnool

Date : 14.01.2026

For Shriram Finance Ltd.

Authorised 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.

VALUATION REPORT

Dated 09-01-2026

NAME OF THE COMPANY

Shriram Finance Limited

NAME OF THE OWNER

Mr .K Bhaskar S/o K Venkoba

ADDRESS OF THE PROPERTY

D No XVII-735(Old Dno: XIX-205),Adoni Railway Station,Kurnool Dist.

VALUE OF THE PROPERTY

Rs 9700000.00

M.NAGI REDDY B.E(Civil), MSc(Val), MIE,FIV,

Chartered Engineer(M - 151400 2),FIV (F - 9919),

Govt. Regd. Valuer - CAT-1/218/1994-95 ,

IBBI Regd. Valuer :- IBBI/RV/02/2019/11240

Approved Valuer : Banks, IT, LIC & NBFC

Cell: 9000004965



Head Office : D.No 25-220A,

Behind Ramalayam

Sanjeev Nagar

Nandyal Town & Dt -518501

Mail: mnreddy1960@gmail.com

VALUATION REPORT
(IN RESPECT OF LAND/SITE AND BUILDING)
(To be filled in by the Approved Valuer)

For Loans from Shriram Finance Limited

General			
1	Date of Inspection	:	08-01-2026
2	Purpose for which Valuation is made	:	Loan
3	List of documents produced for persual	:	Registered Document No's :6986/2010 Dated :24-09-2010
Property details			
4	Name/s of the Owner/Owners	:	Mr .K Bhaskar S/o K Venkoba Mr. B Ramanjaneyulu
5	Contact Person and Land Line/Mobile Phone No	:	-- --
Location of the property			
6	a) Plot No./surey No.	:	
	b) Door No./Flat No	:	D No XVII-735(Old Dno: XIX-205)
	c) T.S. No./Ward No	:	Adoni Railway Station Road
	d) Street Name / Road Name	:	
	e) Name of the Village / Town/City & Name of District	:	D No XVII-735(Old Dno: XIX-205),Adoni Railway Station,Kurnool ¹ Dist.
	f) Distance from Village/Town/City	:	Municipallimits
Brief Description of the Property			
7	Vacant Site / Building	:	Residential Area
8	Land Mark of the Property	:	
9	Availability of Approved Layout Plan (Copy Attached) in case of Vacant Site	:	NA
10	Availability of Proceedings of Layout Regulation Scheme (LRS)-(Copy Attached) in case of applicability	:	NA
11	Availability of Land Conversion Certificate in case of agriculture Land (If the document describes the property as Agriculture Land).. Copy of Proceedings is Attached	:	NA
12	Availability of Approved Building Plan(If not whether it is regularised under building Regularisation Scheme (BRS).If yes,copy of the proceedings attached)	:	NA
Boundaries of the property		As.Per Document	
13	a) North	:	Site of Narasimha Reddy
	b) South	:	Site of Ramachandraiah
	c) East	:	Vanka
	d) West	:	Public Road
14	Description of the Locality	:	Residential Area

Part-1 Value of the Property (Land)		As per Document	As per Actual
1) Extent of Property in Sq.Ft / Sq.Yards /Sq.Mtrs/Ankanams/Acres	:	138.23 Sqyds	138.23 Sqyds
2) Total Area of Land considered for Value	:	138.23 Sqyds	138.23 Sqyds
3) Prevailing Market Rate per Sq.ft / Sq Yard / Sq Mtrs / Ankanams / Acres	:	49500.00 Per Sqyd	
4) Estimated Value of the Land	:	6842385.00	

Part-2 Value of the Property (Building) & Data of key importance	
1) Property Tax Receipt- Number & Date	: NA
2) Property Tax Receipt - Amount	: ---
3) Plinth Area of the Building Considered for Value	
Ground Floor	: 1200.0 Sft
First Floor	: 1200.0 Sft
4) Total Plinth Area for all the Floors	: 2400.0 Sft
5) Prevailing Market Rate per Sq Ft	: 1200.00
6) Estimated Value of the Building	: 2880000.00

Part-3 Details of Amenities of the Property (Building)	
1) Approach Road	NA
2) Type of Structure	NA
3) Quality of Construction	NA
4) Year of Construction	2012
5) Power Connections	NA
6) Water Connections	NA
7) Electrical Fittings	NA
8) Plumbing Fittings	NA
9) Wood Work	NA
10) Sewage Connections	NA
Value of Amenities	Rs 0.00

Abstract of Valuation of the entire Property			
	Part - 1	Land Value	Rs 6842385.00
	Part - 2	Building Value	Rs 2880000.00
	Part - 3	Amenities Value	Rs 0.00
		Total Value	Rs 9722385.00
15	Fair Market Value of the Property		₹ 97,00,000.00 (Rupees Ninety Seven Lakhs Only)

Market Value ₹ 97,00,000.00

Realisable Value ₹ 87,30,000.00

Distress Value ₹ 77,60,000.00

17 DECLARATION

- 1) I Personally inspected the property on 08-01-2026 in the presence of the Owner of the Property
- 2) I hereby declare that the valuation report given by us is based on independent market feedback and our knowledge and understanding of the real estate market. The construction of property is as per the approved plan and / or duly regularised by Government
- 3) Further, I Have no interest in the property being valued and we have not been influenced by any person whosever
- 4) I Confirm that the vacant site /Land in question is not land- locked
- 5) I Confirm that the subject property is not in the Negative List of the Properties provided to me / us by Shriram Finance Ltd
- 6) I Confirm that necessary Conversion Certificate has been obtained by the Party in case of Agriculture Land
- 7) I Confirm that necessary Approvals have been obtained for construction of building in case of Building Property
- 8) I Confirm that it is not an unauthorised Layout and further confirm that necessary Layout Approval has been obtained from Competent Authority

Place Nandyal
Date 09-01-2026

Seal & Signature of the Approved Valuer

Enclosers :

- | | | |
|---|-----|----|
| 1) Approved Building Plan | NA | |
| 2) BRS Approval | NA | |
| 3) Approved Layout Plan | No | |
| 4) LRS Approval | NA | |
| 5) Land conversion Certificate | NA | |
| 6) Photos of the Property | Yes | |
| 7) Any other relevant Document / Extent,Where necessary | | NA |

FOR OFFICE USE OF SHRIRAM FINANCE LTD., ONLY

The undersigned inspected the property detailed in the valuation report on _____

we are satisfied about the report and confirm that the Valuation Report presents a fair value of the Property

Place
Date

Branch Manager

PHOTOGRAPH OF PROPERTY





Sri Gouru. NeelakantaReddy, B.Tech., MISTE.,
Civil Engineering Consultant,
Approved PANEL Valuer for :
A.P.G.Bank, Canara Bank,
State Bank of India, IDBI Bank,
Repco, Indian Bank, Axis bank,
Bank of Baroda, Punjab National Bank,
Bank of India, ICICI Bank, LIC-HFL,
Union Bank of India, Shriram Home Loans,
Indian Overseas Bank, Central Bank of India,
Indian Institution of Valuers F – 13622.

Cell : 9440164412
Off : 7416833446
Off : 9989492366
Room No : 20,
B.S.R. Arcade Complex,
Near Vijayakumar Circle,
Proddatur, Y S R (Dist), A.P.

Rjt & Dnj :: 10243

VALUATION REPORT

SHRIRAM FINANCE LTD

District : Nandyala

Branch : Nandyala

Date : 09-12-2025

Belongs to :-

M/S lokesh Traders

Sri K.Bhaskar S/o Sri K.VENKOBA.

Door No : 13/302/2, L.B Street, Adoni Town & Mandal, Kurnool (Dt).

Cell No : ---

Deed No : 6985/2010

Extent : 2.85 Cents

Survey No : ---

Valuation Report of "Commercial Building (GF+FF)" In Site Survey
No : --, Door No : XVII-735 (Old Door No : XIX-205), Ward No: 17, Adoni Railway
Station Road, Alur Village Field, Adoni Town & Municipality, Kurnool (Dt).

Valuation : Rs 97,20,000/-

(RUPEES NINEY SEVEN LAKH TWENTY THOUSANDS ONLY)

Adoni; Y.S.R (Dt).

VALUATION REPORT

(IN RESPECT OF LAND / SITE AND BUILDINGS)

(TO BE FILLED IN BY THE APPROVED VALUER)

GOURU . NEELAKANTA REDDY

Approved Panel Valuer :

1. GENERAL :

01. Purpose for which valuation is made : Collateral security loan
02. A) Date of inspection : 08-12-2025
- B) Date of which the valuation made : 09-12-2025
03. List of Document produced for perusal :
- i) Xerox copy of the document no : 6985/2010, Dated : 24-09-2010
- ii) Previous Valuation Report Given By : **V.Venkata Ramana, Dated : 15-03-2019**
04. Name of the owner and his ADDRESS : **Sri K.Bhaskar**
with phone No : (Details: of share of Door No : 13/302/2, L.B Street, Adoni Town & Mandal, Kurnool (Dt).
each owner in case of joint ownership) .

05. Brief descn. Of the property

THE "COMMERCIAL BUILDING (GF+FF)" IN SITE SURVEY NO : --, DOOR NO : XVII-735 (OLD DOOR NO : XIX-205), WARD NO: 17, ADONI RAILWAY STATION ROAD, ALUR VILLAGE FIELD, ADONI TOWN & MUNICIPALITY, KURNOOL (DT).

06. Location of the Property

- a) Plot No / survey No : **SURVEY NO : --,**
- b) Door No : Door No : XVII-735 (Old Door No : XIX-205),
- c) T.S.T No / Village : ADONI RAILWAY STATION ROAD,
- d) Ward / Taluka : WARD NO: --, ADONI TALUKA
- e) Mandal / District : ADONI TOWN & MUNICIPALITY, Y.S.R (dt) .

07. Postal address of the property : AS ABOVE**8. City / Town**

- Residential area : Yes
- Commercial area : ---
- Agricultural area : ---

09. Classification of the area :

- High / Middle / Poor : MIDDLE
- Urban / Semi Urban / Rural : URBAN

10. Coming under corporation limit / Village / Panchayat/ Municipality : MUNICIPALITY LIMITS
11. Whether covered under any State /central Govt. Enactment (e.g Urban Land ceiling Act) or notified Agency area/ scheduled area /cantonment area : ---
12. In Case it is an agricultural land any conversion to house site plot is contemplated : ---

13. Boundaries of the property :-

As Per Deed :

- EAST : VANKA
- WEST : PUBLIC ROAD
- NORTH : SITE OF NARASIMHA REDDY
- SOUTH : SITE OF RAMACHANDRAIAH

AS Per Visit & Actual on Ground :

- EAST : VANKA
- WEST : PUBLIC ROAD
- NORTH : SITE OF NARASIMHA REDDY
- SOUTH : SITE OF RAMACHANDRAIAH

14. (a) Dimensions of plot

	As Per Deed	As Per Visit & Actual
East : } West : } North : } South : }	138.23 Sqyds (or) 2.85 cents	138.23 Sqyds (or) 2.85 cents

Extent of the Site As Per Deed: 138.23 Sqyds (or) 2.85 cents

Extent of the Site As Per Visit & Actual: 138.23 Sqyds (or) 2.85 cents

14.(b) Extent of site : 2.85 Cents

15. Extent of the considered for valuation (least of 14 a & 14n) : 2.85 Cents
2.85 Cents

16. Whether occupied by the owner / tenants : Own
occupied by tenant since how long rent received per month

II. CHARACTERISTICS OF SITE

1. Classification of locality : Middle
2. Development of surrounding areas : Residential
3. Possibility of frequent flooding : No
4. Feasibility to the Civic amenities like school, : Walkable Distance
5. Hospital , Bus stop , market etc., 5. Level of land : Level
with topographical conditions

6. Shape of land	:	Rectangular
7. Type of use to which it can be put	:	Commercial
8. Any usage restriction	:	No
9. Is plot in Town planning approved layout ?	:	No
10. Corner plot or intermittent plot	:	Intermittent Plot
11. Road facilities	:	Available
12. Type of road available at present	:	C.C. Road
13. Width of road is it below 20ft or more than 20ft	:	20'0" Wide Road
14. Is it a land - locked land	:	No
15. Water potentiality	:	Available
16. Underground sewage system	:	Open Area
17. Power supply is available in the site	:	Available
18. Advantage of the site	:	Good Locality
19. Disadvantages of the site	:	Nil
20. General remarks , if any	:	demand to purchase at this locality.hence marketable property.

PART - A (VALUATION OF LAND)

01. Size of plot	:	Rectangular
North & South	:	} 2.85 Cents
East & West	:	
02. Total Extent of plot	:	2.85 Cents
03. Prevailing market rate	:	Rs 24,00,000/- Cent
04. Guideline rate obtained from the Register's Office (and evidence there of to be enclosed)	:	-----
05. Assessed / adopted rate of valuation	:	Rs 24,00,000/- x 2.85 Cents
06. Estimate value of land	:	Rs 68,40,000 /-

PART - B (VALUATION OF BUILDING)

01. TECHNICAL DETAILS OF THE BUILDING :

a) Type of Building (Residential/Commercial/Industrial)	:	Commercial Building
b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C Framed Structure
c) Year of Construction	:	2011 (14 Years)
d) Remaining life of structure	:	46 Y
e) Number of floors & Height of each Floor including basement , if any	:	(G F+F.F) 0.45 BASEMENT

f) Plinth area floor wise

As Per Visit & Actual	
Ground Floor (Godown & Office)	= 1200.00 Sqft
First Floor (Rooms)	= 1200.00 Sqft
Total	= 2400.00 Sqft

Carpet Area : GF : 1020.00 Sqft, FF : 1020.00 Sqft

g) Condition of the building

- i. Exterior - Excellent , Good , Normal , Poor : GOOD
- ii. Interior - Excellent , Good , Normal , Poor : GOOD

► SPECIFICATION OF CONSTRUCTION (FLOOR - WISE) IN RESPECT OF :

SL	DESCRIPTION	GROUND FLOOR	OTHER FLOOR
1.	Foundation	: PCC & WITH RR STONE MASONRY IN CM OVER SAND CUSHION & SETTLEMENT BED (1:4:8)	
2.	Basement	: RR STONE MASONRY IN CM OF 0.60 HT FROM RL	
3.	Super Structure	: BRICK WORK IN CM OF 0.35M WIDE.	
4.	Joinery / Doors & Windows (Please) furnish details about size of frames , shutters ,glazing , fitting etc.. and specify the species of timber)	} ROLLING SHUTTERS	
5.	RCC Works	: RCC FRAMED STRUCTURE ,	
6.	Plastering	: C.M (25mm THICK)	
7.	Special finish as marble , granite wooden paneling , grills , etc	: CC FLOORING	
8.	Roofing including weather proof course	: NO	
9.	Drainage	: NILL	
02.	COMPOUND WALL	:	YES
1.	Height	:	----
2.	Length	:	----
3.	Type of Construction	:	----
03.	ELECTRICAL INSTALLATION		
1.	Type of Wiring	:	----
2.	Class of Fittings (Superior / Ordinary / Poor)	:	----
3.	No.of Light & Fan Points	:	----
4.	Spare Plug Points	:	----
5.	Any Other Item	:	----
04.	PLUMBING INSTALLATION		
1.	No of water Closets & their type	:	----

2. No of Wash Basins : ----
3. No of Urinals : ----
4. No of Bath Tubs : ----
5. Water meters , Taps etc : ----
6. Any other fixtures : ----

DETAILS OF VALUATION:

Valuation Floor Wise :									
Particulars of item	Plinth Area			Ro of Ht	Age of Building	Estimated replacement rate of construction	Replacement cost	Depreciation	Net value after depreciation Rs.
	Main Portion sqft A	Centil evere d portio nB	Total A+50% of B Sqft						
Building (GF+FF)	2400.00 Sqft	--	2400.00 Sqft	10' 0"	14 Y	Rs 1400/-	Rs 33,60,000/-	(-14%) 4,70,400/-	Rs 28,89,600/-
							TOTAL	Rs 28,89,600/-	

PART - C (Extra Items)**(AMOUNT IN RS)**

1. Portico & Staircase : Rs ---/-
2. Balcony with Railings : Rs ---/-
3. Sitout / Varandah with steel grill : Rs ---/-
4. Overhead Water tank : Rs ---/-
5. Extra Steel / Collapsible gates : -----
- TOTAL : Rs ---/-**

PART - D (AMENITIES)

1. Ward Robes / Showcases : Rs ---/-
2. Glazed Tiles : -----
3. Extra sinks and bath tubs : -----
4. Marble / Ceramic flooring : Rs ---
5. Interior Wood Finishing : -----
6. Architectural elevation work : Rs -----/-
7. Paneling works : -----
8. Aluminum hand rails : -----
9. Aluminum Works : -----
10. False ceiling : Rs ---/-
11. Stair Case with Railing : Rs ---/-
- TOTAL : Rs ---/-**

PART - E (MISCELLANEOUS)

1. Separate Toiler room	:	-----
2. Separate Lumber Room	:	-----
3. Separate Water Tank / Sump	:	-----
4. Trees , Gardening	:	-----
TOTAL	:	-----

PART - F (SERVICES)

1. Water supply arrangements	:	Rs ---/-
2. Sanitary & Electrical Arrangements	:	Rs ---/-
3. Drainage arrangements	:	Rs ----/-
4. Compound wall with Gate	:	Rs ----/-
5. C B deposits , fittings etc	:	Rs ---/-
6. Pavements	:	Rs ---/-
TOTAL Rs	:	Rs --/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

PART A	LAND	:	Rs 68,40,000 /-
PART B	BUILDING	:	Rs 28,89,600/-
PART C	EXTRA ITEMS	:	Rs ---/-
PART D	AMENITIES	:	Rs ----/-
PART E	MISCELLANEOUS	:	Rs ----/-
PART F	SERVICE	:	Rs ----/-
	TOTAL Rs	:	<u>Rs 97,29,600/-</u>
	Say As	:	Rs 97,20,000/-

LOCAL MARKET VALUE ADOPTED COST OF STRUCTURE PER OF ADOPTED COST OF
ADDITIONS & SERVICES AT LUMP SUM ADOPTED

Market Value	:	Rs 97,20,000/-
Releasable Value	:	Rs 87,48,000/-
Distressed Value	:	Rs 77,76,000 /-

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

Rs - 97,20,000/-

(RUPEES NINETY SEVEN LAKH TWENTY THOUSANDS ONLY)

PLACE: Proddatur

DATE : 09-12-2025

The undersigned have inspected the property detailed in the valuation report dated on
we are satisfied that the fair and reasonable value of the property is Rs

(Rupees _____ only)

FIELD OFFICER :

Manager of the Division / Branch Manager

LOCATION & GOOGLE MAP

15.618885,77.270801



LORRY TRANSPORT

Veda Vocational
unior college, Adoni

వేద వోకేషనల్
జూనియర్...

KK Restaurant
మూర్కెట్ యార్డ్
Top rated

BMF Raod lines

MAHARAJ DUM
BIRAYANI

మహారాజ్
DUM బిరాయని

BHARPET
HARDWARE
Hardware stor

SRI NAGARJUNA
AUTOMOBILES...

శ్రీనాగార్జున
ఆటోమొబైల్స్...
Tractor dealer

Railway Bridge



PHOTO -GRAPHS

