

AUTHORIZED OFFICER SHRIRAM FINANCE LTD, ZONAL OFFICE,
KURNOOL

E Auction sale notice in respect of immovable properties belonging to SHAIK KAREEMULLA

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 and previously issued **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. S.MASTAN BASHA, S/o.S.KHAJA HUSSAIN, H.NO:1-132-2B, SUNDARAIHNAGAR,KODUMUR(V&M),KURNOOL(DT). PINCODE:518404.(BORROWER)
2. SHAIK KAREEMULLA, S/o. S.KHAJA HUSSAIN,H.NO: 1-152-2B, SUNDARAIH NAGAR, KODUMUR(V&M),KURNOOL (DT)., PINCODE:518404. (GUARANTOR)
3. M.MAHABOOB BASHA, S/o. M.GHOUSE MOIDDIN,H.NO: 127-C, NEAR COMMITTEE HALL, RAILWAY QUARTERS, GOOTY ROAD, DHONE, NANDYAL (DT).PINCODE:518404. 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, D.No:50-760-114A,3rd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002 and branch office at D.No:50-760-114A,2nd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002 (hereinafter referred as Company/ Lender) hereby issue the following notice as under.

2. We refer to our Demand Notices dated **29.08.2024** 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.1,16,68,610/- (Rupees One Crore Sixteen Lakhs Sixty Eight Thousand Six Hundred and Ten**

Shriram Finance Limited



only) in loan account no. **KURN4TF1301310004** 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 21.11.2024** 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 03.03.2025 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 **29.08.2024** ie an outstanding amount of **Rs.1,16,68,610/- (Rupees One Crore Sixteen Lakhs Sixty Eight Thousand Six Hundred and Ten 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	11.03.2026
2.	Time of Auction	11.00 AM to 1.00 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 (EMD)	10.03.2026 up to 05.00 P.M
6.	Inspection Date & Time	On or before 09.03.2026 Time 10.00 a.m. to 05.00 P.M
7.	Loan agreement No's	KURN4TF1301310004
8.	Outstanding amount	Total amount of Rs.1,16,68,610/- (Rupees One Crore Sixteen Lakhs Sixty Eight Thousand Six Hundred and Ten only) (Interest Charges up 29.08.2024) including further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No. KURN4TF1301310004 till closure of this loan.

Shriram Finance Limited



9.	Earnest Money Deposit Details(EMD) Details	EMD to be deposited by way of Demand Draft In favour of SHRIRAM FINANCE LIMITED ,
10.	Description of mortgage property(Secured Asset)	<p>(Property belongs to Shaik Kareemula) :</p> <p>Kurnool District , Kodumuru Sub-District, Kodumuru Mandalalam, Kodumuru village Circar Dry.S.No.166/1, Ac.3.80 cents in this Ac.0.03 ¼ cents measuring East to West 41 ft., and North to South 35 ft, in this House bearing D.No.1-152/2B bounded on:</p> <p>EAST : Land sold to Masthan Basha</p> <p>WEST : Site of M.Venkatarami Reddy.</p> <p>NORTH : Site in S.No.166/2</p> <p>SOUTH : 16 ft., wide Rastha.</p> <p>(This property corresponds to Doc.No: 273/2013 of S.R.O. Kodumur).</p>
11.	Reserve Price of the Property	<p>Reserve Price: Rs. 40,96,800 /- (Forty Lakhs Ninety Six Thousand Eight Hundred Rupees Only)</p> <p>EMD amount: Rs. 4,09,680/- (Four Lakhs Nine Thousand Six hundred and Eighty rupees only)</p>

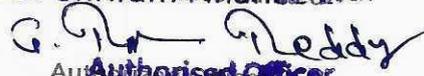
E-auction is as per the terms and conditions enclosed herewith.

Thanking you,

DATE: 18.02.2026

Place: KURNOOL

For Shriram Finance Ltd.


Authorized Officer

Shriram Finance Limited



EY057665475IN

INLAND SPEED POST DOCUMENT
POD/RFC 3



Deliv. Office & Pincode: Kollamur (S.O:513464)

Banking Office: Kurkol RMS BOOKIN 3 Office (518003)

Center No. 1, 18-01-2026 20:56:32

GST No. 37AAAGP0153L1Z1 BkgrRefID: 1126000418022836891

Charged/Weight(gms): 98 PymtWgt(gms): 8 VolWgt(gms) N/L: L/M: 3:VA H (M)

Mode/Payment: ONLINE Payment TransactionID: S411624831010 (P:ID:POD-Rs:10:10)

Sender	Receiver
SHIRAJI FINANCE LTD Mobile No. 1234567890 ZOVVAL OFFICE	SANJAYAN BASHA Mobile No. 1234567890 KODUMUR

KUJENDOL ANDHRA PRADESH-518002 KUJENDOL ANDHRA PRADESH-518002

Track on www.india.gov.in OR Del: 1802266898 / R.A.O. 5389957 35585
In case of any complaint, please visit this form and click on 'file a complaint'
This is Greenfield Opt for eReceipts ePOD
This is system generated document, no manual signature required
18-02-2026 20:56:32



EY057665572IN

INLAND SPEED POST DOCUMENT
POD/RFC 3



Deliv. Office & Pincode: Kollamur (S.O:513464)

Banking Office: Kurkol RMS BOOKIN 3 Office (518003)

Center No. 1, 18-01-2026 20:56:32

GST No. 37AAAGP0153L1Z1 BkgrRefID: 1126000418022836891

Charged/Weight(gms): 55 PymtWgt(gms): 55 VolWgt(gms) N/L: L/M: 3:VA H (M)

Mode/Payment: ONLINE Payment TransactionID: S411624831010 (P:ID:POD-Rs:10:10)

Sender	Receiver
SHIRAJI FINANCE LTD Mobile No. 1234567890 ZOVVAL OFFICE	SK KAREEMULLA Mobile No. 1234567890 SUDARAJAH NAGAR

KUJENDOL ANDHRA PRADESH-518002 KUJENDOL ANDHRA PRADESH-518002

Track on www.india.gov.in OR Del: 1802266898 / R.A.O. 5389957 35585
In case of any complaint, please visit this form and click on 'file a complaint'
This is Greenfield Opt for eReceipts ePOD
This is system generated document, no manual signature required
18-02-2026 20:56:32



EY057665630IN

INLAND SPEED POST DOCUMENT
POD/RFC 3



Deliv. Office & Pincode: Kollamur (S.O:513464)

Banking Office: Kurkol RMS BOOKIN 3 Office (518003)

Center No. 1, 18-01-2026 20:56:32

GST No. 37AAAGP0153L1Z1 BkgrRefID: 1126000418022836891

Charged/Weight(gms): 55 PymtWgt(gms): 55 VolWgt(gms) N/L: L/M: 3:VA H (M)

Mode/Payment: ONLINE Payment TransactionID: S411624831010 (P:ID:POD-Rs:10:10)

Sender	Receiver
SHIRAJI FINANCE LTD Mobile No. 1234567890 ZOVVAL OFFICE	M NARAYAN BASHA Mobile No. 1234567890 KODUMUR

KUJENDOL ANDHRA PRADESH-518002 KUJENDOL ANDHRA PRADESH-518002

Track on www.india.gov.in OR Del: 1802266898 / R.A.O. 5389957 35585
In case of any complaint, please visit this form and click on 'file a complaint'
This is Greenfield Opt for eReceipts ePOD
This is system generated document, no manual signature required
18-02-2026 20:56:32

आ. पी - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA
पावती / ACKNOWLEDGEMENT
E.A.S.N

(R1)

पंजीकृत पत्र / पार्सल प्राप्त हुआ
Received Registered Letter / Parcel

क्रमांक / No. KURN.Y.T.F. 13013/0004

तारीख / Dated.

का / of

बीमा का मूल्य रूपयों में
Insured for Rupees

S. Mastan Basha s/o. Khaja Hussain
प्राप्तकर्ता H.No. 1-132 2B, Sundarajah Nagar,
Addressed to Kurnool, 518401 (B. B. ROWE.R.)



को / on. 15.5.2004

हस्ताक्षर और नाम / Signature and Name

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

आ. पी - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA
पावती / ACKNOWLEDGEMENT
E.A.S.N

R2

पंजीकृत पत्र / पार्सल प्राप्त हुआ
Received Registered Letter / Parcel

क्रमांक / No. KURN.Y.T.F. 13013/0004

तारीख / Dated.

का / of

बीमा का मूल्य रूपयों में
Insured for Rupees

S. Karim Mulla s/o S. Khaja Hussain
प्राप्तकर्ता H.No. 1-152 2B, Sundarajah Nagar,
Addressed to Kodavur (N.E.M.), Kurnool (Dist), Guntur



को / on. 15.5.2004

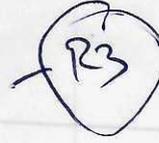
हस्ताक्षर और नाम / Signature and Name

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

* यदि यहाँ न लिखें तो कोट
* Strike out if not relevant



Department of Posts
Government of India
Ministry of Communications



Generated through Indiapost website on: 5/3/2026, 1:02:23 pm

Consignment/MO Tracking Report

Consignment/MO Number: EY057665630IN

Article Number:

EY057665630IN

Article Type:

SP_INLAND_DOC

Booked At:

Kurnool RMS BOOKING Office

Booked On:

18/02/2026, 20:56:32

Destination:

Kodumur S.O

Origin Pincode:

518003

Delivered On:

20/02/2026, 11:56:21

Destination Pincode:

518464

Event	Date	Time	Office
Item Booked	18/02/2026	20:56:32	Kurnool RMS BOOKING Office
Item Bagged	18/02/2026	21:19:06	Kurnool RMS BOOKING Office
Item Dispatched	18/02/2026	21:19:40	Kurnool RMS BOOKING Office
Item Received	18/02/2026	21:26:53	Kurnool ICH
Item Bagged	19/02/2026	00:31:27	Kurnool ICH
Item Dispatched	19/02/2026	02:56:54	Kurnool ICH
Item Received	19/02/2026	08:48:53	Dhone S.O
Item Invoiced	19/02/2026	10:01:32	Dhone S.O
Returned to sender - Addressee Left without instructions	19/02/2026	16:00:05	Dhone S.O
Item Bagged	19/02/2026	17:26:30	Dhone S.O
Item Dispatched	19/02/2026	17:32:53	Dhone S.O
Item Received	19/02/2026	21:40:34	Kurnool ICH
Item Bagged	20/02/2026	01:27:27	Kurnool ICH

Event	Date	Time	Office
Item Dispatched	20/02/2026	04:23:15	Kurnool ICH
Item Received	20/02/2026	09:12:03	KNL camp B S.O
Item Invoiced	20/02/2026	10:02:58	KNL camp B S.O
Item Delivered to GKAMALAKAR	20/02/2026	11:56:21	KNL camp B S.O

P.W.D., KARAIKAL

e-TENDER NOTICE No. 57/PW/BRK/2025-26, dated. 17-02-2026

The Executive Engineer, Buildings and Roads Division, PWD, Karaikal, invites on behalf of the President of India, online bids for the following Work(s):

Tender No.57-01. Improvements to roads in Muthulakshmi Nagar, VG Nagar, Engineers Garden, Usain Nagar, Usain Palli Nagar, Crescent Avenue, Mullai Nagar and Lakshmi Nagar in Karaikal District. Estimate Cost: **Rs.9,35,05,062/-**(inclusive of GST). Earnest Money: **Rs.18,70,101/-** Period of Completion: **12 (Twelve) Months** (Including Monsoon period).

Tender No.57-02. Improvements to roads in A.M. Nagar & Extension, Ganesh Nagar, EB Nagar, Arun Sankar Nagar, Arief Maricar Nagar and Saraa Ummakar Nagar in Karaikal District. Estimate Cost: **Rs.8,22,95,760/-** (inclusive of GST). Earnest Money: **Rs. 16,45,915/-** Period of Completion: **12 (Twelve) Months** (Including Monsoon period).

Last time & date of submission of tender upto **4.00 P.M. on 26-02-2026**. The bid forms and other details/information can be seen in the website: <https://pudutenders.gov.in>

EXECUTIVE ENGINEER-B&R
P.W.D., KARAIKAL

No : 368/DIP/KKL/ADVT/2026

e-TENDERING NOTICE INVITING BID THROUGH RFP

On behalf of the President of India, Bids are invited for N/W : "Appointment of Consultant to carry out Consultancy Services for Comprehensive Renovation, Refurbishing, Modification of Internal Spaces, MEP works, Data lines and Face lifting the External Facades to the Secretariat Building at Goubert Avenue, Beach Road, Puducherry". Earnest Money : **Rs.40,000/-**, Period of Completion: **3 (Three) Months** (Including Monsoon Period). Last time & date of submission of tender on (or) before **3.00 PM on 03.03.2026**.

For further details please refer the website www.pudutenders.gov.in from **04.00 P.M on 19.02.2026**.

No.836/DIP/AD(PRESS)/2025-26

EXECUTIVE ENGINEER

JAIPUR VIDYUT VITRAN NIGAM LIMITED

Office of The Superintending Engineer (TW)
Old Power House Premises, Near Ram Mandir Bani Park, Jaipur-302006,
TELE FAX NO.0143-2201022
Regd. Office: Vidhut Bhawan, Jyoti Nagar, Jaipur 302005
Website: <http://energy.rajasthan.gov.in/jvnl>, Email: setw@jvnl.org

E- TENDER NOTICE

Online bids are hereby invited in two parts (Techno-commercial bid and Price bid) from eligible bidders for the work of Execution of deposit works, including the Supply, Erection, Installation, Testing, and Commissioning of materials/equipment for the construction of 33/11 KV sub-stations, 33 KV & 11 KV overhead Line, laying of 33 KV and 11 KV underground XLPE Cable, construction of 33 KV Bay, 11 KV Bay and shifting of 33 KV & 11 KV line, Metering under Kota circle on turnkey basis against TW/TN -615 LOT-I. Participating bidders can download complete set of bidding documents from e-procurement portal <http://www.eproc.rajasthan.gov.in>. Last Date/Time for receipt of online bids through e-procurement portal is 09.03.2026 up to 05:00 PM. For further details regarding Works, Tender Notifications & Specifications please visit website <http://www.eproc.rajasthan.gov.in>, <http://www.sppp.rajasthan.gov.in> & <http://energy.rajasthan.gov.in/jvnl>. UBN: VVN2526WLOB00990
JPR-3124 (2026)
Raj.Samwad/C/25/20044

SUPERINTENDING ENGINEER (TW)
For Electricity Complaints Toll Free No. 1800 180 6507

Tamil Nadu Power Distribution Corporation Ltd.
Notice Inviting Tenders (E-Tendering Process)

Specification No.	Tender Inviting Authority	Name of the Work
33	SE / C / PCC	Procurement of 90800 Nos of 8 m 200 kg psc poles to Madurai Tirunelveli Trichy etc regions
34	SE / C / PCC	Procurement of 86400 Nos of 8 m 200 kg psc poles to Kanchipuram Chennai North Vellore Erode etc regions
35	SE / C / PCC	Procurement of 90900 Nos of 8 m 200 kg psc poles to Agricultural services in all regions
36	SE / C / PCC	Procurement of 67300 Nos of 9 m 300 kg psc poles to Madurai Tirunelveli Trichy regions
37	SE / C / PCC	Procurement of 71900 Nos of 9 m 300 kg psc poles to Kanchipuram Chennai North Vellore Erode etc regions
38	SE / C / PCC	Procurement of 35500 Nos of 9 m 300 kg psc poles to Agricultural services in all regions
39	SE / C / PCC	Procurement of 29000 Nos of 9 m 400 kg psc poles to Agricultural services in all regions
41	SE / C / PCC	Procurement of 38000 Nos of 9 m 150 kg RCC poles to all regions
42	SE / C / PCC	Procurement of 7100 Nos of 9 m 150 kg RCC poles to Agricultural service in all regions

For details of works / Procurement / Due date of submission / Opening, viewing and downloading of e-tenders, please visit the websites www.tnpdci.org, www.tenders.tn.gov.in, www.tntenders.gov.in

DIPR/1211/Tender/2026

SHRIRAM FINANCE LIMITED

Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600032. Website:<https://www.shriramfinance.in/auction>
Zonal Office Address: Shriram Finance Ltd, D.No: 50-760-114A, 3rd Floor, U/s Samsung Plaza, Gayatri Estate, Gooty Road, Kurnool Dist - 518002.
Branch Office at D.No:50-760-114A, II Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road, Kurnool-518002.

E AUCTION SALE NOTICE IN RESPECT OF IMMOVABLE PROPERTIES BELONGS TO S. MASTAN BASHA (CUSTOMER), SHAIK KAREEMULLA (PROPERTY HOLDER)

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 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/ mortgagors / co-applicants / co-borrowers.

Notice is hereby given to the public in general and in particular to the borrowers/guarantors/ mortgagors/co-applicants/co-borrowers 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 **11.03.2026, 11.00 A.M. to 01.00 P.M** for recovery of dues of **Rs.1,16,68,610/-** as on **29.08.2024** with further interest, costs other charges and expenses thereon from **30.08.2024** due to the Shriram Finance Limited, Secured Creditor as per Demand Notice dated **29.08.2024** issued U/s 13(2) of SARFAESI Act, to the Borrower/Guarantor(s) mentioned below.

Agreement No: KURN4TF1301310004

Name and Address of the Borrower/Guarantor(s) 1. S. Mastan Basha, S/o. S. Khaja Hussain, H.No:1-132-2B, Sundaraiah Nagar, Kodumuru (V&M), Kurnool (Dt), Pincode-518404. 2. Shaik Kareemulla, S/o. S. Khaja Hussain, H.No: 1-152-2B, Sundaraiah Nagar, Kodumuru (V&M), Kurnool (Dt), Pincode-518404. 3. M. Mahaboob Basha, S/o. M. Ghouse Moiddin, H.No: 127-C, Near Committee Hall, Railway Quarters, Gooty Road, Dhone, Nandyal (Dt) Pincode:518404.

Description of immovable property: (Property belongs to Shaik Kareemulla) :Kurnool District, Kodumuru Sub-District, Kodumuru Mandalalam, Kodumuru village Circar Dry.S.No.166/1, Ac.3.80 cents in this Ac.0.03 ¼ cents measuring East to West 41 ft., and North to South 35 ft., in this House bearing D.No.1-152/2B bounded on: **East:** Land sold to Masthan Basha, **West:** Site of M.Venkatarami Reddy, **North:** Site in S.No.166/2, **South:** 16 ft., wide Rashtra. (This property corresponds to Doc.No: 273/2013 of S.R.O. Kodumuru). **Known 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
KURN4TF1301310004	Rs. 40,96,800/- (Forty Lakhs Ninety Six Thousand Eight Hundred Rupees Only)	Rs. 4,09,680/- (Four Lakhs Nine Thousand Six hundred and Eighty rupees only)	DD in favour of SHRIRAM FINANCE LTD	Rs.10,000/-	11.03.2026	10-03-2026	09-03-2026

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 Nambodiri, Contact No.9833922941, Mr. Gaurav Nambodiri <gaurav.n@samil.in>** and for any property related query may contact **Shriram Finance Limited Authorized Officer, Mr. G. RAGHUNATH REDDY, Contact No: 7995070891**, during office hours and working days.

The Authorized 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: Kurnool, Date: 18.02.2026

Sd/- (Authorized Officer)

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 , ICCI Bank, LIC-HFL,
Union Bank of India, Shriram Home Loans,
Indian Overseas Bank , Central Bank of India,
Indian Insititution 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 : 10242

VALUATION REPORT

SHRIRAM FINANCE LTD

District : NANDYALA

Branch : NANDYALA

Date : 11-12-2025

Belongs to :-

Sri Shaik Kareemulla S/o Sri SHAIK KHAJA HUSSAIN

Door No : 1-152/2B, Sundhar Nagar, Kodumuri Mandal, Kurnool (Dt).

Cell No : --

Deed No : 1521/2002

Extent : 3.25 Cents

Door No : 1-152/2B

Survey No : 166/1

Valuation Report of Residential Building (GF+FF) in Site Survey
No : 166/1, Door No : 1-152/2B, Sundhar Nagar, Near Kurnool To Bellary Road,
Kodumuru Mandal, Kurnool (Dt).

Valuation : Rs 56,90,000/-

(RUPEES FIFTY SIX LAKH NINETY THOUSANDS ONLY)

Kodumuru Village ;

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 : 11-12-2025
03. List of Document produced for perusal :
- i) Xerox copy of the document no : Deed No : 1521/2002, Date : 21-10-2002
- ii) Previous Valuation Report Given By : **S.Noor Ahamed, Dated : 16-12-2012**
04. Name of the owner and his ADDRESS : **Sri Shaik Kareemulla**
S/o Sri Shaik Khaja Hussain
 with phone No : (Details: of share of Door No : 1-152/2B, Sundhar Nagar,
 Kodumuri Mandal, Kurnool (Dt).
 Cell No : --

05. Brief descn. Of the property

THE RESIDENTIAL BUILDING (GF+FF) IN SITE SURVEY NO : 166/1, DOOR NO : 1-152/2B, SUNDHAR NAGAR, NEAR KURNOOL TO BELLARY ROAD, KODUMURU MANDAL, KURNOOL (DT).

06. Location of the Property

- a) Plot No / survey No : SURVEY NO : 166/1
- b) Bearing Door No : Door No : 1-152/2B, SUNDHAR NAGAR
- c) T.S.T No / Village : KODUMURU MANDAL
- d) Ward / Taluka : WARD NO : --, KODUMURUU TALUKA
- e) Mandal / District : KODUMURU MANDAL, KURNOOL (DT).

07. Postal address of the property : **AS ABOVE**

8. City / Town/Village

- Residential area : YES
- Commercial area : ---
- Industrial area : ---

09. Classification of the area :

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

10. Coming under corporation limit / Village / Panchayat/ Municipality : PANCHAYATH 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		As per Visit & Actual
EAST	PROPERTY BELONGS TO MASTAN BASHA	EAST	PROPERTY BELONGS TO MASTAN BASHA
WEST	PROPERTY BELONGS TO M.VENKATESWARA REDDY	WEST	PROPERTY BELONGS TO M.VENKATESWARA REDDY
NORTH	SURVEY NO : 166/2	NORTH	SURVEY NO : 166/2
SOUTH	16'0" WIDE ROAD	SOUTH	16'0" WIDE ROAD

14. (a) Dimensions of plot

	As per Deed		As per Visit & Actual
EAST	} 159.44 Sqyds (or) 3.25 Cents	EAST	} 159.44 Sqyds (or) 3.25 Cents
WEST		WEST	
NORTH		NORTH	
SOUTH		SOUTH	

Extent Of Site As Per Deed & Visit : 159.44 Sqyds (or) 3.25 Cents

14.(b) Extent of site : 3.25 Cents

15. Extent of the considered for valuation : 3.25 Cents 3.25 Cents
(least of 14 a & 14n) **3.25 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 : Residential
8. Any usage restriction : No
9. Is plot in Town planning approved layout ? : No

10. Corner plot or intermittent plot	:	Intermitent 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	:	Below 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	:	} 3.25 Cents
East & West	:	
02. Total Extent of plot	:	3.25 Cents
03. Prevailing market rate	:	Rs 6,00,000/- Cent
04. Guideline rate obtained from the Register's Office (and evidence there of to be enclosed)	:	-----
05. Assessed / adopted rate of valuation	:	Rs 6,00,000/- x 3.25 Cents
06. Estimate value of land	:	Rs 19,50,000/-

PART - B (VLUATION OF BUILDING)

01. TECHNICAL DETAILS OF THE BUILDING :

- a) Type of Building (Residential/Commercial/Industrial) : Residential
- b) Type of construction (Load bearing / RCC / Steel Framed) : R.C.C Framed Structure
- c) Year of Construction : 2012 (13 Years)
- d) Remaining life of structure : 47 Years**
- e) Number of floors & Height of each Floor including basement , if any : (G F+FF) 0.45 BASEMENT
- f) Plinth area floor wise

As Per Visit & Actual

GF = 1434.00 Sqft

FF = 1434.00 Sqft

Total = 2868.00 Sqft

Carpet Area :

GF = 1218.90 Sqft , FF = 1218.90 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 3.0M HEIGHT	
4.	Joinery / Doors & Windows (Please) furnish details about size of frames , shutters ,glazing , fitting etc.. and specify the species of timber)	} TEAK WOOD DOORS & WNDOWS ETC., ARE PROVIDED .	
5.	RCC Works	: R.C.C FRAMED STRUCTURE	
6.	Plastering Flooring , Skirting	: CEMENT PLASTERING IN CM (1:4) 12MM THICK : GRANITE	
7.	Special finish as marble , granite wooden paneling , grills , etc	: NO	
8.	Roofing including weather proof course	: NO	
9.	Drainage	: Provided	
02. COMPOUND WALL		: YES	
1.	Height	: ---	
2.	Length	: ---	
3.	Type of Construction	: ---	
03. ELECTRICAL INSTALLATION			
1.	Type of Wiring	: CIS & CONCEALED	
2.	Class of Fittings (Superior / Ordinary / Poor)	: ORDINARY	
3.	No.of Light & Fan Points	: ADEQUATE	
4.	Spare Plug Points	: PROVIDED	
5.	Any Other Item	: MAIN SWITCHES	
04. PLUMBING INSTALLATION			
1.	No of water Closets & their type	: TWO	
2.	No of Wash Basins	: TWO	
3.	No of Urinals	: ----	
4.	No of Bath Tubs	: ----	
5.	Water meters , Taps etc	: TAP CONNECTION PROVIDED	
6.	Any other fixtures	: ----	

DETAILS OF VALUATION:

Valuation Floor Wise :									
Particulars of item	Plinth Area			Roof Ht	Age of Building	Estimated replacement rate of construction	Replacement cost	Depreciation	Net value after depreciation Rs.
	Main Portion sqft A	Centilevered portion B	Total A+50% of B Sqft						
G.F + F.F	2868.00 Sqft	--	2868.00 Sqft	10'0"	13 Y	1500/Sqft	43,02,000/-	(-13%) 5,59,260/-	Rs 37,42,740/-
TOTAL								Rs 37,42,740/-	

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

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

PART - D (AMENITIES)

1. Ward Robes & kitchen Racks	:	} Rs ---/-
2. Glazed Tiles	:	
3. Extra sinks and bath tubs	:	
4. Marble / Ceramic flooring	:	
5. Interior Wood Finishing	:	
6. Architectural elevation work	:	
7. Paneling works	:	
8. Aluminum hand rails	:	
9. Aluminum Works	:	
10. False ceiling	:	
11. Stair Case with Railing	:	
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	:	
3. Drainage arrangements	:	
4. Compound wall with Gate	:	
5. C B deposits , fittings etc	:	
6. Pavement	:	
7. Lift	:	
TOTAL Rs	:	Rs ---/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

PART A	LAND	:	Rs	19,50,000/-
PART B	BUILDING	:	Rs	37,42,740/-
PART C	EXTRA ITEMS	:	Rs	---/-
PART D	AMENITIES	:	Rs	---/-
PART E	MISCELLANEOUS	:	Rs	-----
PART F	SERVICE	:	Rs	---/-
TOTAL Rs			:	Rs 56,92,740/-

Say As : Rs 56,90,000/-

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

Market Value	:	Rs	56,90,000/-
Releasable Value	:	Rs	51,21,000/-
Distressed Value	:	Rs	45,52,000/-

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 56,90,000/-

(RUPEES FIFTY SIX LAKH NINETY THOUSANDS ONLY)

PLACE : Proddatur

DATE : 11-12-2025

LOCATION MAP

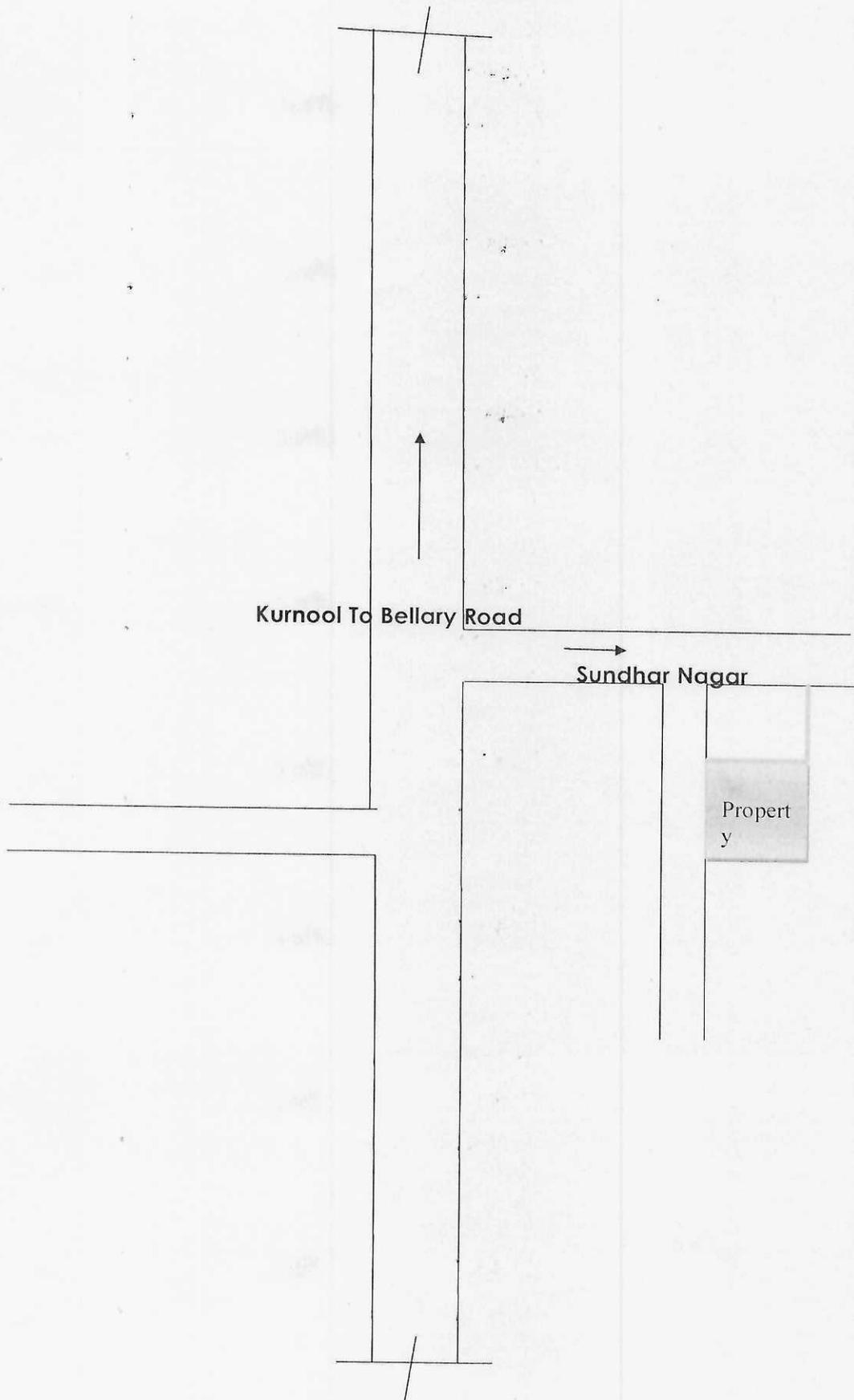


PHOTO-GRAPHS



8 Dec 2025 4:14:35 pm
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Kodumuri
Andhra Pradesh



8 Dec 2025 4:11:44 pm
15 687017N 77 772210E
Sundaralah Nagar
Kodumuri
Andhra Pradesh



8 Dec 2025 4:09:17 pm
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Sundaralah Nagar
Kodumuri
Andhra Pradesh



8 Dec 2025 4:14:47 pm
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Sundaralah Nagar
Kodumuri
Andhra Pradesh



8 Dec 2025 4:14:42 pm
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Sundaralah Nagar
Kodumuri
Andhra Pradesh



8 Dec 2025 4:15:08 pm
15 686892N 77 772048E
Sundaralah Nagar
Kodumuri
Andhra Pradesh

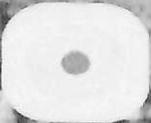
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VALUATION REPORT

Dated 27-12-2025

NAME OF THE COMPANY

Shriram Finance Limited

NAME OF THE OWNER

Mr. Shaik Kareemullah S/o Shaik Khaja Hussain

ADDRESS OF THE PROPERTY

Sy No 166/1, Kodamuru GP & Mandal, Kurnool Dist.

Market Value

RS

5790000.00

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, FT, 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	: 26-12-2025
2	Purpose for which Valuation is made	: Loan
3	List of documents produced for persual	: Registered Document No's :695/1997, Dated : 23-05-1997
Property details		
4	Name/s of the Owner/Owners	: Mr.Shaik Kareemullah S/o Shaik Khaja Hussain
5	Contact Person and Land Line/Mobile Phone No	: --
Location of the property		
6	a) Plot No./surey No.	: Sy No 166/1
	b) Door No./Flat No	:
	c) T.S. No./Ward No	:
	d) Street Name / Road Name	:
	e) Name of the Village / Town/City & Name of District	: Sy No 166/1,Kodamuru GP & Mandal,Kurnool Dist.
	f) Distance from Village/Town/City	: Atmakur
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 Sy No 166/2
	b) South	: 16' Wide Road
	c) East	: Site of B Venkatamma
	d) West	: Site of M Venkata Rami Reddy
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	:	183.90 Sqyds	183.90 Sqyds
2) Total Area of Land considered for Value	:	183.90 Sqyds	183.90 Sqyds
3) Prevailing Market Rate per Sq.ft / Sq Yard / Sq Mtrs / Ankanams / Acres	:	12200.00 Per Sqyd	
4) Estimated Value of the Land	:	2243580.00	

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	:	1550.0 Sft
	First Floor	:	1410.0 Sft
4) Total Plinth Area for all the Floors	:	2960.0 Sft	
5) Prevailing Market Rate per Sq Ft	:	1200.00	
6) Estimated Value of the Building	:	3552000.00	

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	NA	
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 2243580.00
	Part - 2	Building Value	Rs 3552000.00
	Part - 3	Amenities Value	Rs 0.00
		Total Value	Rs 5795580.00
		Total Say	5790000.00
15	Fair Market Value of the Property		₹ 57,90,000.00 (Rupees Fifty Seven Lakhs Ninety Thousand Only)



17 DECLARATION

- 1) I Personally inspected the property on 26-12-2025 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

Market Value	5790000.00
Realizable Value	5211000.00
Distress Value	4168800.00

M. Nandi Reddy

M. Nandi Reddy
 BE(Civil), M.Sc. (Rev), MIE,
 Licenced Engineer & Approved Valuer
 D.No:25/220-A, Sanjeeva Nagar,
 NANDYAL-513501, Nandyal(Dist), A.P.

Place Nandyal
 Date 27-12-2025

Seal & Signature of the Approved Valuer

Enclosers :

- | | |
|---|-----|
| 1) Approved Building Plan | NA |
| 2) BRS Appoval | NA |
| 3) Approved Layout Plan | No |
| 4) LRS Approval | NA |
| 5) Land convejsion 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

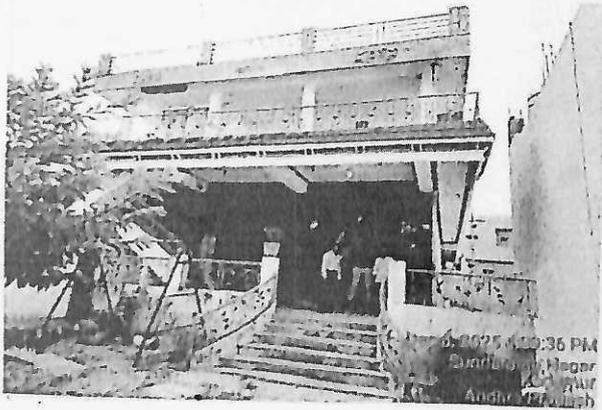
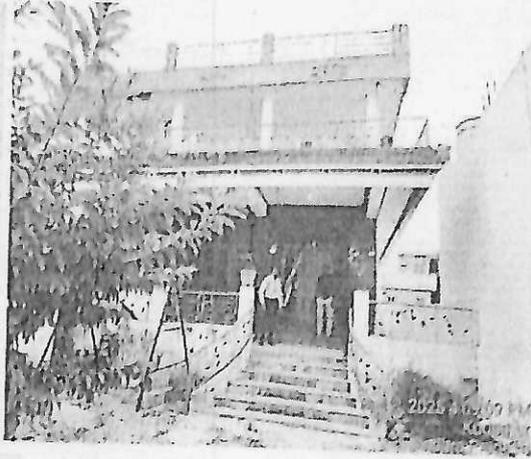
The undersigned inspected the property detailed in the valuation report on _____

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

Place
 Date

Branch Manager

PHOTOGRAPH OF PROPERTY



M. Nagi Reddy

M. NAGI REDDY
BE(Civill), M.Sc. (Rev), MIE, FIV
Licenced Engineer & Approved Valuer
D.No:25/220-A, Sanjeeva Nagar,
NANDYAL-518501, Nandyal(Dist), A.P.

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,3rd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002. and branch office at D.No:50-760-114A,II Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002
Website: <http://www.shriramfinance.in/auction>

E-AUCTION SALE

Kurnool District , Kodumuru Sub-District, Kodumuru Mandalalam, Kodumuru village Circar Dry.S.No.166/1, Ac.3.80 cents in this Ac.0 cents measuring East to West 41 ft., and North to South 35 ft, in this House bearing D.No.1-152/2B bounded on:

- EAST : Land sold to Masthan Basha
- WEST : Site of M.Venkatarami Reddy.
- NORTH : Site in S.No.166/2
- SOUTH : 16 ft., wide Rastha.

(This property corresponds to Doc.No: 273/2013 of S.R.O. Kodumur).

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	S. MASTAN BASHA
Loan account	KURN4TF1301310004
Guarantors	1. SHAIK KAREEMULLA, S/o. S.KHAJA HUSSAIN,H.NO: 1-152-2B, SUNDARAIAH NAGAR, KODUMUR(V&M),KURNOOL (DT), PINCODE:518404. 2. M.MAHABOOB BASHA, S/o. M.GHOUSE MOIDDIN,H.NO: 127-C, NEAR COMMITTEE HALL, RAILWAY QUARTERS, GOOTY ROAD,DHONE, NANDYAL (DT) PINCODE:518404

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 **29.08.2024** to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under mentioned secured assets on.16.11.2024 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.1,16,68,610/- (Rupees One Crore Sixteen Lakhs Sixty Eight Thousand Six Hundred and Ten only)** as on. **29.08.2024** 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/>

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

Start time of E-Auction	11.03.2026 at 11:00 a.m.
End time of E-Auction	11.03.2026 at 1:00 p.m.

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

Schedule of the Properties

Kurnool District , Kodumuru Sub-District, Kodumuru Mandalalam, Kodumuru village Circar Dry.S.No.166/1, Ac.3.80 cents in this Ac.0.03 ¼ cents measuring East to West 41 ft., and North to South 35 ft, in this House bearing D.No.1-152/2B bounded on:

EAST : Land sold to Masthan Basha
WEST : Site of M.Venkatarami Reddy.
NORTH : Site in S.No.166/2
SOUTH : 16 ft., wide Rastha.

(This property corresponds to Doc.No: 273/2013 of S.R.O. Kodumur).

Reserve Price	Rs. 40,96,800 /- (Forty Lakhs Ninety Six Thousand Eight Hundred Rupees Only) Highest Valuation report Amount
Earnest Money Deposit	10% of the Reserve Price i.e. Rs. 4,09,680/- (Four Lakhs Nine Thousand Six hundred and Eighty rupees only)

The title deeds of the properties can be inspected at the office of the Auctioneers or the Secured Creditor on 09.03.2025 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 borrower accounts through online E-auction under SARFAESI ACT

(Borrower Name:- S. Mastan Basha & Loan Account No. KURN4TF1301310004

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

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

provider website <https://eauctions.samil.in/home> respectively on (11.03.2026) 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 10.03.2026 up to 05.00 p.m.

(c) Inspection Date & Time: 09.03.2026 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

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

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.**
- 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 10.03.2026 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.
- f. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must

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

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.10,000/-** 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.

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

- 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 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

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

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 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.

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

- 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 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

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

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 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 : 18.02.2026

For Shriram Finance Ltd.

G. R. Reddy
Authorized Officer

(Shriram Finance Limited)

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

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.

[Faint signature and stamp]