

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

**E Auction sale notice in respect of immovable properties belonging to
Mr.SHAIK SHAFI BASHA**

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 16.01.2026**. 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. SHAIK SHAFI BASHA, S/O. SHAIK ISMAIL, HNO: 22-61-42, PAGIDYALA ROAD, NANDIKOTKUR, NANDYAL (DT) PIN CODE: 518401.
2. SHAIK SHAHEEDA, W/O. SHAIK SHAFI BASHA, HNO:22-61-42, PAGIDYALA ROAD, NANDIKOTKUR, NANDYAL (DT) PIN CODE: 518401.
3. V.ANAND ACHARI, S/O.V.SUBRAMANYAM, H.NO:16-37B, COLLEGE ROAD, NANDIKOTKUR, NANDYAL (DT) PIN CODE: 518401.

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 **10.07.2024** 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. 49,21,860/- (Rupees Forty nine Lakhs Twenty One Thousand Eight Hundred and Sixty only)** in loan account no. **KURN4TF2209260011** along with further interest , expenses and other costs till the

Shriram Finance Limited

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 23.10.2024** 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 **24.12.2025** 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 **10.07.2024** ie an outstanding amount of **Rs. 49,21,860/- (Rupees Forty nine Lakhs Twenty One Thousand Eight Hundred and Sixty 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	30.03.2026
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)	29.03.2026 up to 05.00 P.M
6.	Inspection Date & Time	On or before 28.03.2026 Time 10.00 a.m. to 05.00 P.M
7.	Loan agreement No's	KURN4TF2209260011
8.	Outstanding amount	Total amount of Rs. 49,21,860/- (Rupees Forty nine Lakhs Twenty One Thousand Eight Hundred and Sixty Rupees only) (Interest Charges up 10.07.2024) with further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No. KURN4TF2209260011 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 standing in the name of SHAIK SHAFI BASHA vide Document No-</p> <p>Kurnool District, Nandikotkur Sub-District, Nandikotkur Mandal, Nandikotkur Town and Municipality, Ward No.15, Haji Nagar area, Circar Dry, Sy.No827/B1 a total extent of Ac.4.94 cents and in it an extent of Ac.0.07 cents or 338.8 sq. yards of vacant site, Bounded on :-</p> <p>EAST : Site of B.Parameswarappa; WEST : Site of M.Shamshad Begum; NORTH : Road; SOUTH : 10 ft. width Road and site of Ganthi Narayana Reddy and others;</p> <p>Within these site admeasuring East to West 50.82 ft. and North to South 60 ft. comprising a total extent of Ac.0.07 cents or 338.8 sq. yards of residential vacant site. (This property corresponds to Doc.No: 18175/2022 of S.R.O. Nandikotkur).</p>
11.	Reserve Price of the Property	Reserve Price: Rs.27,10,400 /- (Rupees Twenty Seven Lakhs Ten Thousand and Four Hundred Only)
12.	EMD amount	: Rs. 2,71,040/- (Rupees Two Lakhs Seventy One Thousand and Forty only)

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

Thanking you,

DATE: 24.02.2026

Place: KURNOOL

For Shriram Finance Ltd.

G. Ganesh Reddy
Authorised Officer

Shriram Finance Limited



BLANK EXPRESS POST DOCUMENT
POD#EPO



EY060345264IN

Dely Office & Province Nanoktkur S.O(516401)

Booking Office: Kur of RMS BOOKING Office (518003)

Counter No. 1, 25-03-2026 17:21:28

GS1 No.37AAAGP0163L121 BkgRefID: 1128000425022885251

Qty: gdw/vsgh(gms) 59 Phy. W/gms) 59 Vol. W/gms) N/A L.Nr. 3/N/A H.Nr.)

Marked Payment: CASH (POD#EPOD-R), 10.00)

Sender	Receiver
SHIRAM FINANCE LTD Mobile No.1234567890 ZONAL OFFICE GAYATRI	SK SHAFI BASHA Mobile No.1234567890 PAZIDYALA ROAD
KURNOOL ANDHRA PRADESH-518002	NANDYAL ANDHRA PRADESH-515411

Track on www.indiapost.gov.in OR Call 18002660001 (V.R.NO: 6389916 182026)

In case of any complaint, please visit www.india.gov.in or call 18002660001

In Green!! Opt for eReceipts, ePOD

This is system generated document. No manual signature required.

25-03-2026 17:11:35



BLANK EXPRESS POST DOCUMENT
POD#EPO



EY060345335IN

Dely Office & Province Nanoktkur S.O(516401)

Booking Office: Kur of RMS BOOKING Office (518003)

Counter No. 1, 25-03-2026 17:21:28

GS1 No.37AAAGP0163L121 BkgRefID: 1128000425022885251

Qty: gdw/vsgh(gms) 52 Phy. W/gms) 52 Vol. W/gms) N/A L.Nr. 3/N/A H.Nr.)

Marked Payment: CASH (POD#EPOD-R), 10.00)

Sender	Receiver
SHIRAM FINANCE LTD Mobile No.1234567890 ZONAL OFFICE GAYATRI	SHAIK SHAHEEDA Mobile No.1234567890 PAZIDYALA ROAD
KURNOOL ANDHRA PRADESH-518002	NANDYAL ANDHRA PRADESH-515411

Track on www.indiapost.gov.in OR Call 18002660001 (V.R.NO: 6389916 182026)

In case of any complaint, please visit www.india.gov.in or call 18002660001

In Green!! Opt for eReceipts, ePOD

This is system generated document. No manual signature required.

25-03-2026 17:11:35



BLANK EXPRESS POST DOCUMENT
POD#EPO



EY060345468IN

Dely Office & Province Nanoktkur S.O(516401)

Booking Office: Kur of RMS BOOKING Office (518003)

Counter No. 1, 25-03-2026 17:21:28

GS1 No.37AAAGP0163L121 BkgRefID: 1128000425022885251

Qty: gdw/vsgh(gms) 04 Phy. W/gms) 04 Vol. W/gms) N/A L.Nr. 3/N/A H.Nr.)

Marked Payment: CASH (POD#EPOD-R), 10.00)

Sender	Receiver
SHIRAM FINANCE LTD Mobile No.1234567890 ZONAL OFFICE GAYATRI	V ANAND AGHARJ Mobile No.1234567890 COLLEGE ROAD
KURNOOL ANDHRA PRADESH-518002	NANDYAL ANDHRA PRADESH-515411

Track on www.indiapost.gov.in OR Call 18002660001 (V.R.NO: 6389916 182026)

In case of any complaint, please visit www.india.gov.in or call 18002660001

In Green!! Opt for eReceipts, ePOD

This is system generated document. No manual signature required.

25-03-2026 17:11:35

आ. सं. - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA

प्राप्ती / ACKNOWLEDGEMENT

(E.A.S.N)

पंजीकृत पत्र / प्राप्त प्राप्त हुआ
Received Registered Letter / Parcel / KURNLTF2209260011

क्रमांक / No. _____ तारीख / Dated. _____ का / of _____

योग का मूल्य रूपयों में
Insured for Rupees. Shaik shabi Basha

प्राप्तकर्ता
Addressed to H.No. 92-61-42, Periyayala Road, Nandikotkur, Narsipeta 518401,



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

हस्ताक्षर और नाम / Signature and Name

को / on Shahabuddin

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

आ. सं. - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA

प्राप्ती / ACKNOWLEDGEMENT

(E.A.S.N)

पंजीकृत पत्र / प्राप्त प्राप्त हुआ
Received Registered Letter / Parcel / KURNLTF2209260011

क्रमांक / No. _____ तारीख / Dated. _____ का / of _____

योग का मूल्य रूपयों में
Insured for Rupees. Shaik Shahbeedh

प्राप्तकर्ता
Addressed to H.No. 92-61-42, Periyayala Road, Nandikotkur, Narsipeta 518401,



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

हस्ताक्षर और नाम / Signature and Name

को / on Shahabuddin

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



Department of Posts
Government of India
Ministry of Communications

Generated through Indiapost website on: 17/3/2026, 5:53:14 pm

Consignment/MO Tracking Report

Consignment/MO Number: EY060345468IN

Article Number:

EY060345468IN

Article Type:

SP_INLAND_DOC

Booked At:

Kurnool RMS BOOKING Office

Booked On:

25/02/2026, 17:21:28

Destination:

Nandikotkur S.O

Origin Pincode:

518003

Delivered On:

26/02/2026, 15:58:18

Destination Pincode:

518401

Event	Date	Time	Office	Remarks
Item Book	25/02/2026	17:21:28	Kurnool RMS BOOKING Office	-
Bag Close	25/02/2026	20:15:53	Kurnool RMS BOOKING Office	-
Item Received	25/02/2026	21:00:29	Kurnool NSH	-
Bag Close	26/02/2026	00:12:52	Kurnool NSH	-
Bag Dispatch	26/02/2026	02:40:06	Kurnool NSH	-
Item Received	26/02/2026	08:59:30	Nandikotkur S.O	-
Item Invoiced	26/02/2026	09:50:31	Nandikotkur S.O	-
Item Delivered(Addressee)	26/02/2026	15:58:18	Nandikotkur S.O	Delivered

आर. पी - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA
पावती / ACKNOWLEDGEMENT

R₁
(E.A.S.N.)

पंजीकृत पत्र / प्राप्त प्राप्त हुआ
Received Registered Letter / Parcel / KURNLTF9209260011

क्रमांक / No. _____ तारीख / Dated. _____ का / of _____

बीमा का मूल्य रूपयों में
Insured for Rupees. Shaik shafi Basha

प्राप्तकर्ता H.No: 92-61-42, Pargiyala Road
Addressed to Mandalkotkur, Mandalyan 518401.



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

हस्ताक्षर और नाम / Signature and Name

को / on. Shaik Basha

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

आर. पी - R.P. 54

भारतीय डाक विभाग
DEPARTMENT OF POSTS-INDIA
पावती / ACKNOWLEDGEMENT

R₂
(E.A.S.N.)

पंजीकृत पत्र / प्राप्त प्राप्त हुआ
Received Registered Letter / Parcel / KURNLTF9209260011

क्रमांक / No. _____ तारीख / Dated. _____ का / of _____

बीमा का मूल्य रूपयों में
Insured for Rupees. Shaik shabeekh

प्राप्तकर्ता H.No: 92-61-42, Pargiyala Road
Addressed to Mandalkotkur, Mandalyan 518401.



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

हस्ताक्षर और नाम / Signature and Name

को / on. Shaik Basha

VALUATION REPORT

Dated 02-02-2026

NAME OF THE COMPANY

Shriram Finance Limited

NAME OF THE OWNER

Mr. SK Safi Basha S/o SK Ismail

ADDRESS OF THE PROPERTY

Sy No . 827/B1, Ward No 5, Nandikotkur Town, Nandyal Dist.

VALUE OF THE PROPERTY

Rs 3380000.00

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
C/E: 9000004965



Head Office : D.No 25-220A,
Behind Ramalayam
Sanjeev Nagar
Nandyal Town & Dt - 518501
Mail: mnreddy1960@gmail.com

VALUATION REPORT

Dated 02-02-2026

NAME OF THE COMPANY

Shriram Finance Limited

NAME OF THE OWNER

Mr. SK Safi Basha S/o SK Ismail

ADDRESS OF THE PROPERTY

Sy No . 827/B1, Ward No 5, Nandikotkur Town, Nandyal Dist.

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

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

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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	: 01-02-2026
2	Purpose for which Valuation is made	: Loan
3	List of documents produced for perusal	: Registered Document No's : 810/2016 Dated : 30-08-2022
Property details		
4	Name/s of the Owner/Owners	: Mr. SK Safi Basha S/o SK Ismail
5	Contact Person and Land Line/Mobile Phone No	: -
Location of the property		
6	a) Plot No./surey No.	: Sy No . 827/B1
	b) Door No./Flat No	:
	c) T.S. No./Ward No	: Ward No 15
	d) Street Name / Road Name	:
	e) Name of the Village / Town/City & Name of District	: Sy No . 827/B1, Ward No 5, Nandikotkur Town, Nandyal Dist.
	f) Distance from Village/Town/City	: Nandikotkur
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		
13	a) North	: As Per Document
	b) South	: Rastha
	c) East	: 10'-0" Wide Road
	d) West	: Site of B Parameshwarappa
		: Site of M Shamshad Begum
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	:	338.80 Sqyds	338.80 Sqyds
2) Total Area of Land considered for Value	:	338.80 Sqyds	338.80 Sqyds
3) Prevailing Market Rate per Sq.ft / Sq Yard / Sq Mtrs / Ankanams / Acres	:	10000.00 Per Sqyd	
4) Estimated Value of the Land	:	3388000.00	

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	:	0.0 Sft	
First Floor	:	0.0 Sft	
4) Total Plinth Area for all the Floors	:	0.0 Sft	
5) Prevailing Market Rate per Sq Ft	:	0.00	
6) Estimated Value of the Building	:	0.00	

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	3388000.00
Part - 2	Building Value	Rs	0.00
Part - 3	Amenities Value	Rs	0.00
	Total Value	Rs	3388000.00
15	Fair Market Value of the Property	₹ 33,80,000.00 (Rupees Thirty Three Lakhs Eighty Thousand Only)	
	Market Value	₹ 33,80,000.00	
	Realizable Value	₹ 30,42,000.00	
	Destrees Value	₹ 27,04,000.00	

17 **DECLARATION**

- 1) I Personally inspected the property on 01-02-2026 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: 02-02-2026

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

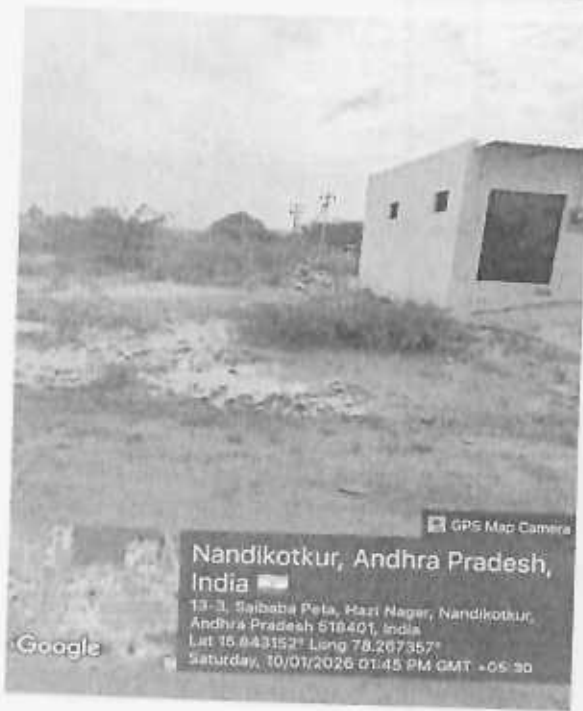
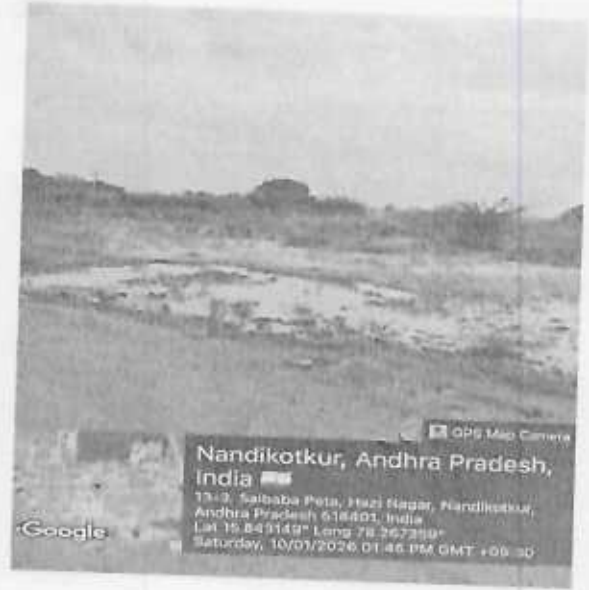
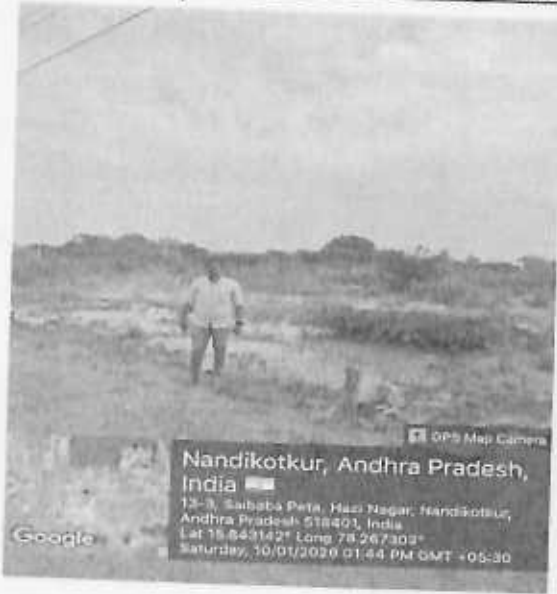
FOR OFFICE USE OF SHRIRAM FINANCE LTD..ONLY

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



ABHI BUILDERS & ENGINEERS

OPP. VIJAYA BANK, DHARAVARI THOTA, ONGOLE - 523001.

CELL : 9440276322

S. V. SURESH KUMAR
B.E. (CIVIL)
Chartered Engineer & Approved Valuer

TO
SRIRAM FINANCE LTD.,
BRANCH: ONGOLE
TRUNK ROAD
ONGOLE

VALUATION REPORT (IN RESPECT OF LAND / SITE)

Date : 12-01-2026

(I.	GENERAL	
1.	Purpose for which the valuation is made	To Fix the Price Under Surfaesi Act.
2.	a) Date of inspection	:10/01/2026
	b) Date on which the valuation is made	:12/01/2026
List of documents produced for perusal		
3.	i) Document Regd. Sale Deed No	Document No : 810/2016, Dt : 24.03.2016
	ii) Layout Approved Plan	:NA
	iii) Link Document Regd. Sale Deed No	:NA.
4.	Name of the owner(s) / and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Sri. SK.Safi Basha, S/o. SK.Ismail S.No:827/B1, Ward no: 15, Nandikotkur Town, Kurnool District,AP.
5.	Name of the Borrower	Sri. SK.Safi Basha, S/o. SK.Ismail S.No:8227/B1, Ward no: 15, Nandikotkur Town, Kurnool District,AP
6.	Brief description of the property (Including leasehold / freehold etc)	The Property is Vacant land and in the year the property was mortgaged to Sri Ram Finance

S.V.
F-27561
ONGOLE
APPROVED VALUER
S. V. SURESH KUMAR

7.	Location of property	Hajinagar area, Nandikotkur, Kurnool District, A.P.
	a) Plot No. / Survey No.	: / Survey No : 827/B1,
	b) Door No.	: -
	c) T. S. No. / Village	: S.NO: 827/B1/ Nandikotkur
	d) Ward / Taluka	: Nandikotkur
	e) Mandal / District	: Nandikotkur(M) / Kurnool
	Postal address of the property	

8.	City / Town	Hajinagar area, Degree College. Nandikotkur, Kurnool District, A.P.
	Residential Area	: NA
	Commercial Area	: NA
	Industrial Area	: NA
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality	Nandikotkur Town
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	: NA
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	: No
13.	Boundaries of the property Doc No : 810/2016	: Extent : 338.80 Sq.yds
	North : Rastha	: Rastha
	South : 10'-0" Wide Road	: 10'-0" Wide Road
	East : Site of B.Parameshwarappa	: Site of B.Parameshwarappa
	West : Site of M.Shamashad Begum	: Site of M.Shamashad Begum



Extent of Site		338.80 Sq. Yards		
14.1	Dimensions of the site	A	B	
		As per the Deed	Actual	
		North	60'-0"	-
		South	60'-0"	-
		East	50'-82"	-
West	50'-82"	-		
14.2	Latitude, Longitude and Coordinates of the site			
15	Extent of the site	338.80 Sq. Yards		
16	Extent of the site considered for valuation (least of 14 A & 14 B)	NA		
17	Whether occupied by the owner / tenant? If Occupied by tenant, since how long? Rent Received per month.	Owners Occupied		

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Number of residential lay outs around the site
2.	Development of surrounding areas	To be Developed Area
3.	Possibility of frequent flooding / sub-merging	NA
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	With 7 K.M to 10.00 K.M
5.	Level of land with topographical conditions	Plain Land
6.	Shape of land	-
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?	NA
11.	Road facilities	South Side physically
12.	Type of road available at present	Not available
13.	Width of road – is it below 20 ft. or more than	NA



	20 ft.	
14	Is it a land – locked land?	No
15	Water potentiality	No
16	Underground sewerage system	No
17	Is power supply available at the site?	No
18	Advantage of the site	
	1. Facing Near Main Road	
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	NA
20	Guide line Rate From the Register Office	-

(Valuation of land)

Size of plot

- | | | |
|----|--|--------------------------------------|
| 1. | Total extent of the plot | 338.80 Sq.Yards |
| 2. | Prevailing market rate (Along with details / reference of At least two Latest deals / transactions with respect to adjacent properties in the areas) | Rs.10,000/- to 12,000/- per 1 Sq.yds |
| 3. | Assessed / adopted rate of valuation | Rs. 10,000/- |
| 4. | Estimated value of land | Rs. 33,88,000/- |

Remarks; as per the document the site is vacant Site and located in Hajinagar area, Degree College, Nandikotkur.



As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above Site in the prevailing condition with aforesaid specifications is around Rs. 33,88,000 (Rupees Thirty Three Lakhs Eighty Eight Thousand Only). The Realizable Value of the Site is around Rs. 30,49,200 (Rupees Thirty Lakhs Forty Nine Thousand Two Hundred Only). The distressed value of the Site is around Rs. 27,10,400 (Rupees Twenty Seven Lakhs Ten Thousand Four Hundred Only)

Fair Market Value of the Property : Rs. 33,88,000.00
Realizable Value of the Property : Rs. 30,49,200.00
Distressed Value of the Property : Rs. 27,10,400.00

Place: Nandikotkur, Kurnool (Dt)
Date: 12 - 01 - 2026

S. V. Suresh Kumar

(Name and Official Seal of the Approved Valuer)

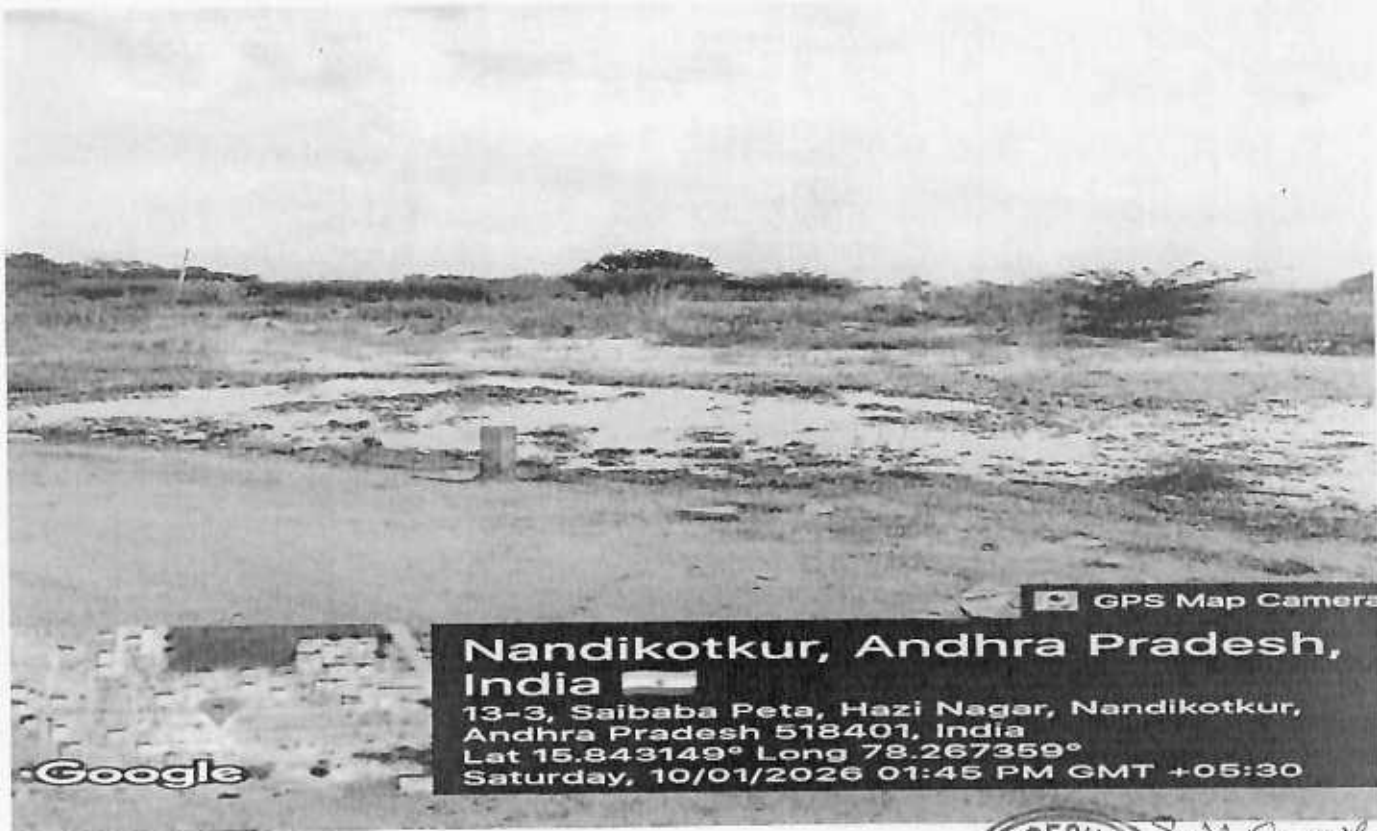




GPS Map Camera
Nandikotkur, Andhra Pradesh, India

13-3, Saibaba Peta, Hazi Nagar, Nandikotkur,
Andhra Pradesh 518401, India
Lat 15.843142° Long 78.267303°
Saturday, 10/01/2026 01:44 PM GMT +05:30

Google



GPS Map Camera
Nandikotkur, Andhra Pradesh, India

13-3, Saibaba Peta, Hazi Nagar, Nandikotkur,
Andhra Pradesh 518401, India
Lat 15.843149° Long 78.267359°
Saturday, 10/01/2026 01:45 PM GMT +05:30

Google

S.V. Suresh Kumar
S.V. Suresh Kumar
F-27/951
ONGOLE
APPROVED VAL.
S.V. Suresh Kumar

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:50-760-114A, 2 nd Floor, U/S Samsung Smart Plaza, Gayatri Estate, Gooty Road,Kurnool-518002 Website: http://www.shriramfinance.in/auction
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E-AUCTION SALE

<p>Description of immovable property: (Property belongs to Shaik Shfi Basha) :</p> <p>Kurnool District, Nandikotkur Sub-District, Nandikotkur Mandal, Nandikotkur Town and Municipality, Ward No.15, Haji Nagar area, Circar Dry, Sy.No827/B1 a total extent of Ac.4.94 cents and in it an extent of Ac.0.07 cents or 338.8 sq. yards of vacant site, Bounded on :- EAST : Site of B.Parameswarappa; WEST : Site of M.Shamshad Begum; NORTH : Road; SOUTH : 10 ft. width Road and site of Ganthi Narayana Reddy and others; Within these site admeasuring East to West 50.82 ft. and North to South 60 ft. comprising a total extent of Ac.0.07 cents or 338.8 sq. yards of residential vacant site. (This property corresponds to Doc.No: 18175/2022 of S.R.O. Nandikotkur).</p>

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	SHAIK SHAFI BASHA
Immovable Property in the name of	SHAIK SHAFI BASHA
Loan account	KURN4TF2209260011
Guarantors	1. SHAIK SHAHEEDA, W/O. SHAIK SHAFI BASHA, HNO:22-61-42, PAGIDYALA ROAD, NANDIKOTKUR, NANDYAL (DT) PIN CODE: 518401. 2. V.ANAND ACHARI, S/O.V.SUBRAMANYAM, H.NO:16-37B, COLLEGE ROAD, NANDIKOTKUR, NANDYAL (DT) PIN CODE: 518401.

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 **10.07.2024** to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under mentioned secured assets on. 23.10.2024 under section 13(4) of the said Act, in respect of loan facilities granted to SHAIK SHAFI 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

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

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. 49,21,860/- (Rupees Forty nine Lakhs Twenty One Thousand Eight Hundred and Sixty only)** as on **10.07.2024** 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/>

Start time of E-Auction	30.03.2026 at 11:00 a.m.
End time of E-Auction	30.03.2026 at 1:00 p.m.

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

Description of immovable property: (Property belongs to Shaik Shfi Basha)

Schedule of the Properties

Kurnool District, Nandikotkur Sub-District, Nandikotkur Mandal, Nandikotkur Town and Municipality, Ward No.15, Haji Nagar area, Circar Dry, Sy.No827/B1 a total extent of Ac.4.94 cents and in it an extent of Ac.0.07 cents or 338.8 sq. yards of vacant site, Bounded on :-

EAST : Site of B.Parameswarappa;

WEST : Site of M.Shamshad Begum;

NORTH : Road;

SOUTH : 10 ft. width Road and site of Ganthi Narayana Reddy and others;

Within these site admeasuring East to West 50.82 ft. and North to South 60 ft. comprising a total extent of Ac.0.07 cents or 338.8 sq. yards of residential vacant site.

(This property corresponds to Doc.No: **18175/2022** of S.R.O. Nandikotkur).

Reserve Price	Rs.27,10,400 /- (Rupees Twenty Seven Lakhs Ten Thousand and Four Hundred Only)Highest Valuation report Amount
Earnest Money Deposit	10% of the Reserve Price i.e. Rs. 2,71,040/- (Rupees Two Lakhs Seventy One Thousand and Forty only)

The title deeds of the properties can be inspected at the office of the Auctioneers or the Secured Creditor on 29.03.2026 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:- SHAIK SHAFI BASHA & Loan Account No. KURN4TF2209260011

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,

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

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 (30.03.2026) 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 29.03.2026 up to 05.00 p.m.**

(c) **Inspection Date & Time: 28.03.2026 Time 10.00 a.m. to 05.00 p.m.**
2. Registration of Bidders with auction service provider-**Shriram Auto Mall India Limited (SAMIL)** for bidding in e-auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit auction service provider website <https://eauctions.samil.in/home> or **Contact No.:** **Fax: +91.11.42414444, Mr.Gaurav Namboodiri , Contact No. 9833922941, Email ID : gaurav.n@samil.in**
3. **Caution to bidders:**
 - a. Property is being sold on basis of "As is where is"," As is what is" and "Whatever there is".
 - b. To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
 - c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
 - d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
 - e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.

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

- 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 29.03.2026 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 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

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

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.
- 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

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

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 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.
- 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:

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

- 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 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 : 24.02.2026

For Shriram Finance Ltd.

Authorized Officer

Authorized officer

(Shriram Finance

Limited)

Note: It is informed that " Shriram City Union Finance Limited " has been amalgamated with " Shriram Transport Finance Limited " as per order of Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022. Subsequently, the name of M/s. Shriram Transport Finance Company Limited stands changed to M/s. Shriram Finance Limited with effect from 30.11.2022 as per "Certificate of Incorporation Pursuant to change of Name"

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as certified by Registrar of Companies under Ministry of Corporate Affairs.