

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

E Auction sale notice in respect of immovable properties belonging to THUMMAKURI.SEKHAR

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 29.10.2024** Since all of you have failed to exercise your right of redemption as contemplated under section 13 (8) of Act 54/2002 r/w Rule 8 (6) of the Security interest (Enforcement) Rules,2002, this notice for e-auction sale is issued. This is to inform the borrowers / guarantors/ mortgagers / co-applicants / co-borrowers

This is to inform you

1.THUMMAKURI.SEKHAR;S/O T.SUBBAIAH;DNO:3/156; NAGENDRA NAGAR ; NAVALAKULA GARDENS;NEAR 3RD MILE;MYPADU ROAD;NELLORE DIST-524002.(BORROWER)

2.THUMMAKURI.SUGUNA;W/O T.SEKHAR;DNO:3/156; NAGENDRA NAGAR ; NAVALAKULA GARDENS;NEAR 3RD MILE;MYPADU ROAD;NELLORE DIST-524002. (GUARANTOR)

3.THUMMAKURI.SUDHEER KUMAR;S/O T.SEKHAR;DNO:3/156; NAGENDRA NAGAR ; NAVALAKULA GARDENS;NEAR 3RD MILE;MYPADU ROAD;NELLORE DIST-524002. (GUARANTOR)

4.SANNIBOINA.SUSILAMMA;W/O S.SUBBA RAO;DNO : 3-155; NAGENDRA NAGAR ; NAVALAKULA GARDENS;NEAR 3RD MILE;MYPADU ROAD;NELLORE DIST-524002. (GUARANTOR)

1. That , we M/s. Shriram Finance Limited (Formerly known as Shriram City Union Finance Limited) It is informed that " Shriram City Union Finance Limited " has been amalgamated with " Shriram Transport Finance Limited " as per order of Hon'ble NCLT, Chennai on 09.11.2022 in C.P. No: 69-76 of 2022, Subsequently, the name of M/s. Shriram Transport Finance Company Limited stands changed to M/s. Shriram Finance Limited with effect from 30.11.2022 as per "Certificate of Incorporation Pursuant to change of Name" as certified by Registrar of Companies under Ministry of Corporate Affairs. registered under Companies Act,2013 , registered with RBI to do Non-Banking Finance Business, having registered office at Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai- 600032, Authorized Officer Shriram Finance Ltd, ZONAL OFFICE, Shriram Finance Ltd, *DNO:26-2-7;2ND FLOOR;PADMAVATHI PLAZA;BESIDE CANARA BANK; A.K.NAGAR ; NELLORE(DT)-524004.* and branch office at Nellore-2 (hereinafter referred as Company/ Lender) hereby issue the following notice as under.

Shriram Finance Limited

2. We refer to our Demand Notices dated. **26.08.2022** issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **Rs.42,34,077/- (Forty Two Lakhs Thirty Four Thousand Seventy Seven Rupees only)** in loan account no. **NELL3TF2002290002** 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 08.11.2022** under section 13 (4) notifying you all that the secured creditor represented by its Authorised Officer has already taken physical possession of the properties described therein on **21.12.2023** through advocate commissioner under the provision of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and Shriram Finance Limited now proposes to sell the secured asset as described hereunder by public auction and/or any other methods as prescribed under the provisions of law and rules. after a period of 30 days from the date of publication of this notice in the manner described under the law and rules on the basis of 'As is where is basis & As is what is basis & Whatever there is basis' through Online Public e-Auction, realise the debt notified under demand notice dated **26.08.2022** ie an outstanding amount of **Rs.42,34,077/- (Forty Two Lakhs Thirty Four Thousand Seventy Seven Rupees only)** along with interest, expenses, charges, Legal and all incidental costs

4. It is hereby informed you that we are going to conduct Online Auction as per the given below Schedule:

Sr.No	PARTICULARS	DETAILS
1.	Date of Auction	23-03-2026
2.	Time of Auction	11.00 AM to 01.00 PM
3.	Place of Auction	Web Portal: https://eauctions.samil.in/home
4.	Mode of Auction	E-Auction
5.	Last date for submission of bid	on or before 21-03-2026 up to 05.00 p.m
6.	Inspection Date & Time	20.03.2026 Time 10.00 a.m. to 05.00 p.m
7.	Loan agreement No	NELL3TF2002290002

Shriram Finance Limited

(Formerly known as Shriram Transport Finance Company Limited)



8.	Outstanding amount	Total amount of Rs.42,34,077/- (Forty Two Lakhs Thirty Four Thousand Seventy Seven Rupees only) (Interest Charges up to 26 TH August 2022) including further interest from the date of above notice, Other charges legal and other costs which shall be applied in loan Account No. (NELL3TF2002290002 till closure of this loan.
9.	Earnesh Money Deposit Details(EMD) Details	EMD to be deposited by way of DD In favour of SHRIRAM FINANCE LIMITED
10.	Description of mortgage property (Secured Asset)	<p>Schedule - I</p> <p>S.P.S.R Nellore District, Nellore Registration District, Nellore Sub District, Presently Stonehousepet Sub District, Nellore Rural Mandal, Allipuram, H/o Navalakulathotalu, Presently Nellore Municipal Corporation limits, Patta No.46, Sy.No.231/1 a total extent of Ac.3.09 cents and in it an extent of 2.09 cents and in it an extent of Ac.1.59 cents of land converted into house plots under a layout and in it Plot bearing No.3 an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building bearing D.No.28/1-A-3-156 with Assessment No.1031105397, bounded on :-</p> <p>TOWARDS EAST : 12 ft width common passage – 25.3 ft ;</p> <p>TOWARDS WEST : Land of Kota Venkaiah – 25.3 ft ;</p> <p>TOWARDS NORTH : Land of Poreddy Krishna Reddy – 56 ft ;</p> <p>TOWARDS SOUTH : Site in Plot No.2 of Saniboina Subba Rao – 61 ft ;</p> <p>Within these an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building along with all fixtures and appurtenant site therein including all easementary rights.</p>

Shriram Finance Limited



SHRIRAM
Finance

11.	Reserve Price	RS. 25,79,000/- (Twenty Five Lakhs Seventy Nine Thousand Rupees Only) <i>EMD amount: Rs.2,57,900/- (Two Lakhs Fifty Seven Thousand Nine Hundred Rupees Only)</i>
-----	---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

Thanking you,

DATE: 10.02.2026

NELLORE

For Shriram Finance Limited
For **SHRIRAM FINANCE LIMITED**

Authorized Officer


Authorized Officer

Shriram Finance Limited

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


Nellore H.O (524001) Counter No. 5
SP-D EN/49/21245IN IVR:69/8/40/21245
10-02-2026 17:26:26, 25gms (Physical)
To: T SEKHAR, NELLORE
Stonehousepe, ANDHRA PRAD - 524002
From:SHRIRAM FINANCE LTD-524004
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666


Nellore H.O (524001) Counter No. 5
SP-D EN/49/21237IN IVR:69/8/40/21237
10-02-2026 17:27:07, 25gms (Physical)
To: T SUDHEER KUMAR, NELLORE
Stonehousepe, ANDHRA PRAD - 524002
From:SHRIRAM FINANCE LTD-524004
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666


Nellore H.O (524001) Counter No. 5
SP-D EN/49/21223IN IVR:69/8/40/21223
10-02-2026 17:28:00, 25gms (Physical)
To: T SUGUNA, NELLORE
Stonehousepe, ANDHRA PRAD - 524002
From:SHRIRAM FINANCE LTD-524004
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666


Nellore H.O (524001) Counter No. 5
SP-D EN/49/21210IN IVR:69/8/40/21210
10-02-2026 17:30:59, 25gms (Physical)
To: S SUSILAMMA, NELLORE
Stonehousepe, ANDHRA PRAD - 524002
From:SHRIRAM FINANCE LTD-524004
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002

R.P.-54.

DEPARTMENT OF POSTS, INDIA
ACKNOWLEDGEMENT

Received Registered Letter / Parcel Sale Notice

Strike out not relevant

Date _____ of _____

Insured for Rupees : NELL3TF2002290002

Addressed to Thummakuri Sekhar; S/o. T. Subbaiah,

D: No: 3/156; Nagendra Nagar; Navatakula Gardens
Near 3rd Mile, Mypadu Road; Nellore District
524002. (Guarantor).



Name stamp of office of delivery

On _____

Signature and Name

P. S. S. S.

R.P.-54.

DEPARTMENT OF POSTS, INDIA
ACKNOWLEDGEMENT

Received Registered Letter / Parcel Sale Notice

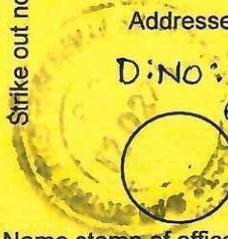
Strike out not relevant

Date _____ of _____

Insured for Rupees : NELL3TF2002290002

Addressed to Thummakuri Suguna w/o T. Sekhar,

D: No: 3/156; Nagendra Nagar, Navatakula
Gardens; Near 3rd Mile; Mypadu Road;
Nellore District - 524002. (Guarantor).



Name stamp of office of delivery

On _____

Signature and Name

P. S. S. S.

R.P.-54.

**DEPARTMENT OF POSTS, INDIA
ACKNOWLEDGEMENT**

Received Registered Letter / Parcel Sale Notice

Strike out not relevant

Date _____ of _____

Insured for Rupees : NELL3TF2002290002

Addressed to Thummakuri. Sudheer Kumar,

S/o. T. Sekhar, D. No: 3/156, Nagendra Nagar,
Navalakula Gardens; Near 3rd Mile;

Mypadu Road; Nellore District-524002
(Guarantor) On _____

Name stamp of office of delivery

Signature and Name

Y P. as 6 0 27

R.P.-54.

**DEPARTMENT OF POSTS, INDIA
ACKNOWLEDGEMENT**

Received Registered Letter / Parcel Sale Notice

Strike out not relevant

Date _____ of _____

Insured for Rupees : NELL3TF2002290002

Addressed to Sanni Boina. Susilamma, W/o. S. Subba

Rao, D. No; 3-155, Nagendra Nagar, Navala
-kula Gardens; Near 3rd mile; Mypadu

Road; Nellore District-524002 (Guarantor)
On _____

Name-stamp of office of delivery

Signature and Name

Y P. as 6 0 27

ఈనాడు

శ్రీ పొట్టి శ్రీరాములు నెల్లూరు

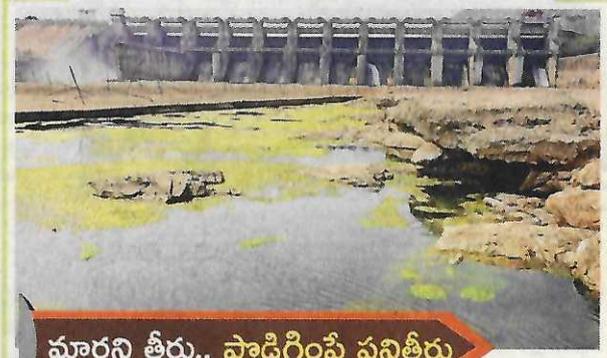
గురువారం ఫిబ్రవరి 12, 2026

5

అరకొరగా పరిశ్రమలు
 ఎంఎస్ఎంఈ, ఇండస్ట్రియల్ పార్కుల్లో ప్లాట్లు చాలా వరకు అయిపోయాయి. ఆ స్థాయిలో పరిశ్రమలు ఏర్పాటు కాలేదు. ప్రణాళికలు లేకుండానే కొందరు ప్లాట్లు తీసుకుంటుండగా, పరిశ్రమలు నెలకొల్పాల్సిన సమయానికి వాటిని ఏర్పాటు చేయలేకపోతున్నారనే విమర్శలు వినిపిస్తున్నాయి. జాతాహిక పారిశ్రామిక వేత్తలకు శిక్షణ ఇవ్వక, పరిశ్రమలు నెలకొల్పేందుకు బ్యాంకులు రుణాలు ఇవ్వక పోవడం వంటివి జరుగుతున్నాయనే ఆరోపణలు ఉన్నాయి. పలుచోట్ల ఎంఎస్ఎంఈ పార్కుల్లో మౌలిక వసతుల కల్పన అంతంత మాత్రంగా ఉందనే విమర్శలు వస్తున్నాయి. స్థలం తీసుకుని రెండేళ్లలో యూనిట్ను నెలకొల్పకపోతే వాటిని తిరిగి ఏపీఐఐసీ స్వాధీనం చేసుకుంటుందని నిబంధనలు చెబుతున్నాయి.

ఏర్పాటు చేసేలా చర్యలు తీసుకుంటున్నాం

ఇండస్ట్రియల్, ఎంఎస్ఎంఈ పార్కుల్లో పరిశ్రమలు ఏర్పాటు చేసేలా చర్యలు తీసుకుంటున్నాం. ప్లాట్లు తీసుకుని యూనిట్ స్థాపించకుండా డేక్లు గడిచిన వారికి నోటీసులు అందిస్తున్నాం. సరైన సమాధానం రాక తే ఆ స్థలాలను తిరిగి తీసుకుంటాం. ఇప్పటి వరకు 70 తిరిగి తీసుకున్నాం. జాతాహిక పారిశ్రామిక వేత్తలకు అందజేస్తాం.
 - శివకుమార్, జెడ్ఎం, ఏపీఐఐసీ



మారని తీరు.. పొడిగింపే పనితీరు

విడు సంవత్సరాల క్రితం వచ్చిన వరదలకు సోమశిల ప్రాజెక్టు దిగువ భాగంలో ఆప్రాన్ హూర్తిగా దెబ్బతినింది. మరమ్మతు పనులను గత ప్రభుత్వం పట్టించుకోలేదు. అనంతరం రూ.99 కోట్ల అంచనాలతో ఆమోదించి ప్రారంభించారు. రూ.22 కోట్లు ఖర్చు చేయగా.. బిల్లులు రాకపోవడంతో గుత్తేదారులు పనులను మధ్యలోనే వదిలేశారు. కూటమి ప్రభుత్వం వచ్చిన తర్వాత పనులు ఆగస్టు వరకు పొడిగించినా పురోగతి లేదు. జలాశయం కింద పది లక్షల ఎకరాల ఆయకట్టు ఉంది.
 - ఈనాడు, నెల్లూరు, న్యూస్టుడే, అనంతసాగరం

అక్రమ రవాణాకు కావలి
 దాడులతో వెలుగులోకి.. మిల్లులో నిల్వలు

అక్కడి నుంచి కొందరు రేషన్ డీలర్ల కోటాను స్టేజ్-2 రవాణా కాంట్రాక్టర్లతో నేరుగా ఇక్కడి కొన్ని మిల్లులకు తరలిస్తున్నట్లు విమర్శలు వస్తున్నాయి. రేషన్ డీలర్లు ఎక్కువమంది బియ్యం లేకుండా నగదు అందజేయడానికి ఆసక్తి చూపుతున్నారు. పేదలు తమకు నగదు వద్దు, బియ్యమే కావాలని పట్టుబడుతున్నా వారు పట్టించుకోవడం లేదు. ఈ విషయమై గతంలో అడవి రాజుపాలం, పాతూరు తదితర ప్రాంతాల్లో వివాదం తలెత్తింది.

అక్రమాలు సహించేది లేదు..
 కొంతకాలంగా దాడులు ముమ్మరం చేస్తున్నాం. రాజకీయ ఒత్తిళ్లకు తలొగ్గం బయ్యల్లో బంకర్లు చట్టబద్ధమా లేదా అనేది లియదు. అక్రమాలను సహించేది లేదు.
 - లీలారాణి, డిఎన్ఎస్, నెల్లూరు

వారం రోజులుగా తనిఖీలు
 రుద్రకోట, మద్దురుపాడు ప్రాంతాల్లోని వివిధ రేషన్ దుకాణాల్లో ఇటీవల ఏఎస్ఎంఐ. పుల్లయ్య, ఆత్మకూడ ప్రసాద్ నాయుడు బృందం తనిఖీలు చేసింది. చాలాచోట్ల దుకాణాలు తనిఖీ చేస్తుండగానే రాజకీయ ఒత్తిళ్లు ఎదురవుతున్నట్లు సమాచారం. గతంలో తెదేపా ప్రభుత్వంలో రేషన్ సృష్టకరమై పీడియాళ్లు పెట్టేవారు. ప్రస్తుతం కూడా అలాగే చేయాలంటూ ప్రజలు కోరుతున్నారు.

పరిశ్రమల పరిశీలన
 ప్రశాంతంగా ఏపీపీఎస్సీ పరీక్షలు నెల్లూరు (కలెక్టరేట్), న్యూస్టుడే: జిల్లాలో ఏపీపీఎస్సీ పరీక్షలు ప్రశాంతంగా ముగిశాయి. బుధవారం జిల్లా రెవెన్యూ అధికారి విజయకుమార్ పరీక్ష కేంద్రాలను పరిశీలించారు. ఈ సందర్భంగా ఆయన మాట్లాడుతూ ఈ నెల 9 నుంచి 11వ తేదీ వరకు పరీక్షలు జరగగా.. పకడ్బందీగా ఏర్పాటు చేసినట్లు తెలిపారు.

52 లక్షలు బియ్యం తీసుకుంటున్నవారు: 20,17,068 ప్రతినెలా సరఫరా అవుతున్న బియ్యం: 11వేల మె.ట

కార్యక్రమాలు ఇలా..
 కంప్యూటర్ ఫైనె కాదు.. వ్యక్తిత్వ వికాసం, భావ వ్యక్తీకరణ నైపుణ్యం, అన్నదానం, రక్తదానం తదితర సేవా కార్యక్రమాలు చేస్తూ ఆదర్శంగా నిలుస్తున్నారు. వీరి సేవలు గుర్తించి నాటి సీబీఐ జేడీ లక్ష్మీ నారాయణ సేవ సిల్లు కోసం ప్రాజెక్ట్ బహుళాకరించారు.

స్వర్ణ గ్రామ, వారు కార్యాలయాలపై పర్యవేక్షణ
 న్యూస్టుడే, నెల్లూరు(కలెక్టరేట్) : 4 నుంచి

విద్యుత్ ప్రభుత్వం పెద్దపీట వేస్తోంది. కేంద్ర ప్రభుత్వ సహకారంతో పీఎంఐ పాఠశాలల్లో విద్యార్థులకు అవసరమైన సదుపాయాలు కల్పిస్తోంది. సామాజిక పరిస్థితులకు అనుగుణంగా



చెన్నపల్లిపాలం ఉన్నత పాఠశాలలో కంప్యూటర్ శిక్షణలో విద్యార్థులు

వృత్తి విద్యా కోర్సులను ఉన్నత పాఠశాలల్లో ఏర్పాటు చేశారు. విద్యార్థులకు తమకు ఆసక్తి ఉన్న అంశాల్లో తర్ఫీదు ఇస్తుండడంతో చక్కగా నేర్చుకుంటున్నారు. జిల్లాలో 25 ఉన్నత, 7 గురుకుల, 10 ఆదర్శ పాఠశాలల్లో మొత్తం 42 పాఠశాలల్లో పీఎంఐ కార్యక్రమం అమలు చేస్తున్నారు. అవసరమైన ఉపకరణాలతో

స్టేమ్ ల్యాబ్ను ఏర్పాటు చేయడంతో విద్యార్థులకు ప్రయోజనం చేకూరుతోంది. ఒక్కో పాఠశాలకు రూ.5 లక్షలతో కంప్యూటర్ ల్యాబ్, రూ.2.24 లక్షలతో పలు ఉపకరణాలతో కూడిన బ్యూటీ అండ్ వెల్ నెస్ ల్యాబ్ ఏర్పాటు చేశారు. మరోవైపు పార్క్ టైం ఇన్ ఫ్రెక్షన్ కుట్టు, చిత్రలేఖనం నేర్పుతున్నారు.

వసతుల ఏర్పాటు..

పీఎంఐ పాఠశాలలుగా ఎంపికైన ఉన్నత పాఠశాలలు, రెసిడెన్షియల్ స్కూళ్లలో వృత్తివిద్యా కోర్సులు నిర్వహించేందుకు ల్యాబ్ల ఏర్పాటుకు అవసరమైన నిధులు కేటాయించారు. క్రిడల్లో రాజించేందుకు ఆట స్థలాల అభివృద్ధికి రూ.5 లక్షల చొప్పున ఖర్చు చేయనున్నారు. విజ్ఞాన విహారయాత్రలకు వెళ్లేందుకు నిధులు సమకూర్చారు. పాఠశాల వార్షిక కోర్సుల నిర్వహించుకునేందుకు ఒక్కో పాఠశాలకు రూ.50 వేల చొప్పున అందజేయనున్నారు.

విద్యార్థుల్లో ఆసక్తి పెరుగుతోంది

ఎంఈవో వేణుగోపాల్ రెడ్డి మాట్లాడుతూ.. పీఎంఐకి ఎన్నికైన పాఠశాలల్లో కంప్యూటర్ కోర్సులు, సైన్స్ ఇతర ల్యాబ్లు ఏర్పాటుయ్యాయి. విద్యార్థులు ఉత్సాహంగా పాల్గొంటున్నారు. వారిలో ఆసక్తి పెరుగుతోందన్నారు.

జీవితంపై విరక్తి చెంది బలవన్మరణం

నెల్లూరు (వేదాయపాలెం), న్యూస్టుడే: మద్యానికి బానిసై జీవితంపై విరక్తి చెందిన యువకుడు బలవన్మరణానికి పాల్పడిన ఉదంతమిది. పోలీసుల కడనం మేరకు.. నవాబు పేట పోలీసు స్టేషన్ పరిధిలోని కుసుమ దళిత వాడకు చెందిన బి.రాజేష్ (32), శైలజ కౌన్తాళ్ల క్రితం ప్రేమ వివాహం చేసుకున్నారు. రాజేష్ లారీ డ్రైవరుగా పనిచేస్తున్నారు. మద్యానికి బానిసయ్యారు. తాగొద్దని భార్య పలుమార్లు సూచించినా వినిపించుకోలేదు. ఈ

నేపథ్యంలో బుధవారం ఇద్దరి మధ్య వివాదం జరిగింది. ఆతరువాత ఇంట్లోని సీలింగ్ హుక్కుకు చీరతో ఉరి వేసుకుని ఆత్మహత్య చేసుకున్నాడు. అతని భార్య నవాబుపేట పోలీసులకు ఫిర్యాదు చేశారు.

రైలు కింద పడి వ్యక్తి..

రైలు కింద పడి వ్యక్తి ఆత్మహత్య చేసుకున్న

బైనమిది. వేదాయపాలెం - వెంకటాచలం రైల్వే స్టేషన్ల మధ్యలో పట్టణంపై బుధవారం గుర్తుతెలియని మృతదేహాన్ని రైల్వే పోలీసులు గుర్తించారు. మృతుడికి సుమారు 50 నుంచి 55 ఏళ్లలోపు వయసు ఉంటుంది. తెలుపు రంగు కట్ట బనియన్, పచ్చరంగు గళ్ల టవల్ నడుముకు చుట్టుకున్నాడు. రైల్వే పోలీసులు కేసు నమోదు చేసి దర్యాప్తు చేస్తున్నారు.

SHRIRAM Finance
 రిజిస్టర్డ్ ఆఫీస్: శ్రీ టవర్స్, ఛాలో నెం.14ఎ, సాంత్ ఫీడ్, ఇంద్రప్రస్థయల్ ఎస్టేట్, గిండి, చెన్నై- 600032. వెబ్సైట్: www.shriramfinance.in/auction
 కార్యాలయ చిరునామా: డి.నెం.26-2-7, 2వ అంతస్తు, పద్మావతి ప్రాజెక్టు, కేసరిబ్యాంక్ ప్రక్కల ఎ.కె.నగర్, నెల్లూరు (జిల్లా) - 524004 & శాఖ కార్యాలయం : నెల్లూరు-2

తుమ్మకూరి శేఖర్ కు చెందిన స్థిరాస్తులు అమ్మకము కొరకు ఈ-వేలం ప్రకటన

సెక్యూరిటీ ఇన్వెస్ట్ మెంట్ & రిటైన్మెంట్ అఫ్ పై నాన్ రిసిడెంట్ అండ్ ఎన్ ఫోర్స్ మెంట్ అఫ్ సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్ ఫోర్స్ మెంట్) రూల్స్, 2002, 9(1) & 8(6)తో చదువబడే క్రింద స్థిరాస్తుల ఈ-వేలం అమ్మకం ప్రకటన

ఇందుమూలముగా యావస్థుంది ప్రజాసేవకు మరయు ముఖ్యంగా రుణగ్రహీత(లు) మరయు గ్యారంటారు (లు)లకు తెలియజేయడమేమనగా దిగువ తెలిపిన రుణగ్రహీతలు / గ్యారంటారులకు చెందిన అస్తులను సెక్యూరిటీ క్రెడిటార్ కు తనఖా / ఛార్జిలో వుంచి పొందిన బకాయి మొత్తము తేది: 26.08.2022 నాటికి రూ.42,34,077/- అను + తేది: 25.08.2022 నాటి నుండి వడ్డీ మరయు ఇతర ఖర్చులను రాబట్టుకునేందుకు సర్వీస్ చట్టంలోని సెక్షన్ 13(2) క్రింద డిమాండ్ నోటీసు తేది: 26.08.2022న జారీ చేసి శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ యొక్క సెక్యూరిటీ క్రెడిటార్ వారిచే స్వాధీనం చేసుకున్న అస్తులను "విక్రమం ఎలా వున్నదో అక్కడ" "అక్కడ ఎలా ఉన్నదో" అలానే మరయు "అక్కడ ఏమి ఉన్నదో" అనే పద్ధతిపై తేది: 23.03.2026 ఉదయం 11.గం.లకు నుండి మ.1.00 గం.లకు మధ్య విక్రయించుటకు నిర్ణయించినారు.

అగ్రీమెంటు నెం.: NELL3TF2002290002, రుణగ్రహీతలు/గ్యారంటారు యొక్క పేర్లు, చిరునామా :- 1) తుమ్మకూరి శేఖర్ తండ్రి డి.సుబ్బయ్య, డి.నెం.3/156, నాగేంద్ర నగర్, నవలాకుల తోట, 3వ మైలు దగ్గర, మైపాడురోడ్డు, నెల్లూరు జిల్లా -524002 (గుణగ్రహీత) 2) తుమ్మకూరి సుగుణ, భర్త డి.శేఖర్, డి.నెం.3/156, నాగేంద్ర నగర్, నవలాకుల తోట, 3వ మైలు దగ్గర, మైపాడురోడ్డు, నెల్లూరు జిల్లా -524002 (గ్యారంటారు), 3) తుమ్మకూరి సుధీర్ కుమార్ తండ్రి డి.శేఖర్, డి.నెం.3/156, నాగేంద్ర నగర్, నవలాకుల తోట, 3వ మైలు దగ్గర, మైపాడురోడ్డు, నెల్లూరు జిల్లా -524002 (గ్యారంటారు) 4) సన్నిహితీ సుశీలమ్మ భర్త సుబ్బారావు, డి.నెం.3-155, నాగేంద్ర నగర్, నవలాకుల తోట, 3వ మైలు దగ్గర, మైపాడురోడ్డు, నెల్లూరు జిల్లా -524002 (రుణగ్రహీత)

స్థిరాస్తుల యొక్క వివరణ: (నెల్లూరు స్టాన్ హౌస్ పేట సబ్ రిజిస్ట్రార్ ఆఫీస్ లో రిజిస్టరుకాబడిన తుమ్మకూరి శేఖర్ కి చెందిన పత్రం నెం. 1268/2020 ప్రకారం ఆస్తి):- శ్రీ రామ్ ఫైనాన్సుల నెల్లూరు జిల్లా, నెల్లూరు రిజిస్ట్రేషన్ జిల్లా, నెల్లూరు సబ్ జిల్లా, ప్రస్తుత స్టాన్ హౌస్ పేట సబ్ జిల్లా, నెల్లూరు రూరల్ మండలం, అల్లిపురం హెచ్.ఓ., నవలాకుల తోట, పొట్టిశ్రీరాములు నెల్లూరు జిల్లా, నెల్లూరు రిజిస్ట్రేషన్ జిల్లా, నెల్లూరు సబ్ జిల్లా, ప్రస్తుత స్టాన్ హౌస్ పేట సబ్ జిల్లా, నెల్లూరు రూరల్ మండలం, అల్లిపురం హెచ్.ఓ., నవలాకుల తోట, నెల్లూరు మున్సిపల్ కార్పొరేషన్ పరిధిలోని, పట్టణ నెం.46, సర్వే నెం.231/1లోని భూమి యొక్క పూర్తి విస్తీర్ణం ఎ.3.0౪ సెంట్లు మరియు ఇందున ఎ.2.09 సెంట్లతో ఎ.1.59 సెంట్ల భూమిని మాట్లాడే వేసిన ఫ్లాట్లలో ఫ్లాటు నెం.3 యొక్క విస్తీర్ణం 20 అంకణముల 36 చ.అ. లేదా 134.124 చ.మీ. స్థల మరియు ఇందున నిర్మించిన డి.నెం.28/1-ఎ-3-156, అసెస్మెంట్ నెం.1031105397 గల అరేసిన బిల్డింగ్ హద్దులు: తూర్పుకు 12అ. వెడల్పు గల కామన్ ప్యాసిజి, - 25.3అ. పడమరకు: కోట వెంకటయ్య భూమి, - 25.3అ. ఉత్తరమనకు: పోరెడ్డి క్రిష్ణారెడ్డి భూమి - 56అ. దక్షిణమునకు - సానిటోయన్ సుబ్బారావు యొక్క ఫ్లాటు నెం.2 - 61అ. ఈ హద్దుల మధ్యస్థలం యొక్క విస్తీర్ణం 20 అంకణములు 36 చ.అ. లేదా 134.124 చ.మీ మరియు ఇందున నిర్మించిన అరేసిన బిల్డింగ్ ౫౫ ఫిట్లర్లు & అనుబంధ స్థలంతో సహా. అన్ని ఈజిమెంటుల హక్కులతో సహా. తాకట్టు రుణభారాలు: లేవు.

అగ్రీమెంటు నెంబరు	ఆస్తి యొక్క రిజిస్ట్రేషన్ ధర	ధరావత్తు	ధరావత్తు సమర్పణ విధానం	బిడ్ ఇంక్రిమెంటు మొత్తము	వేలం తేది	ధరావత్తు సమర్పణ తేది	ఆస్తుల తనిఖీ తేది
NELL3TF 2002290002	రూ.25,79,000/- (ఇరవై ఐదు లక్షల డెబ్బై తొమ్మిది వేల రూపాయలు మాత్రమే)	రూ.2,57,900/- (రెండు లక్షల యాభై ఏడు వేల తొమ్మిది వందలరూపాయలు మాత్రమే)	శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ వారి పేరున డిమాండ్ డ్రాఫ్ట్ ద్వారా	రూ.30,000/-	23.03.2026	21.03.2026	20.03.2026

ఆసక్తి గల బిడ్డర్లు లాగిన బిడ్ & పాస్ బిడ్ల ఏర్పాటు చేయడంలో, బిడ్ సమర్పణలో, ఈ బిడ్డింగ్ ప్రక్రియలో సహాయం కొరకు మెన్సర్స్ శ్రీరామ్ ఆటోమార్ అండియా లిమిటెడ్, గౌరవ్ నంబూద్రి సెల్: 9833922941, ఈమెయిల్ <gaurav.n@samil.in> మరియు ఆస్తి సంబంధిత వివరాలపై అధికృత అధికారి, శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్, శ్రీ.డి.విజయకుమార్ సెల్: +91 9949940787 సంప్రదించగలరు. అధికృత అధికారి ఏ బిడ్లు అయినా లేక అన్ని బిడ్లను ఏ కారణము తెలుపకనే తిరస్కరించుటకు అధికారము కలిగి వున్నారు. ఆన్లైన్ వేలము టెండరు సమర్పణ/ బిడ్ ఫారం/ టెండరు ఓపెన్ మరియు వేలము కొరకు వెబ్సైట్ <https://eauctions.Samil.in/home> ను చూడగలరు. పూర్తి నియమ నిబంధన కొరకు శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్ వెబ్సైట్లో తెలుపబడిన లింకు <https://www.shriramfinance.in/auction> ను చూడగలరు. గమనిక: ఇందుమూలముగా తెలియజేయడమేమనగా "శ్రీరామ్ సీటీ యూనియన్ ఫైనాన్స్ లిమిటెడ్" ఎన్సీఎల్ఐఐ చెన్నై వారి ఉత్తర ప్రకారం "శ్రీరామ్ ట్రాన్స్ ఫోర్డ్ ఫైనాన్స్ లిమిటెడ్"తో విలీనం కాబడింది. ఇటీవల "శ్రీరామ్ ఫైనా ట్రాన్స్ ఫోర్డ్ లిమిటెడ్" గా మార్పు చెందింది. బిడ్ తేది: 30.11.2022 నుంచి పేరు మార్పుకు సంబంధించిన సర్టిఫికేట్ ఇన్ కార్పొరేషన్ తేది: 30.11.2022 ద్వారా మార్పు చెందింది.

ప్రదేశము: నెల్లూరు, తేది: 10.02.2026
 సం// అధికృత అధికారి, శ్రీరామ్ ఫైనాన్స్ లిమిటెడ్



No power sharing in TN, pact with Congress intact: Stalin

Says seat-sharing talks with friendly parties of DMK will begin on February 22

EXPRESS NEWS SERVICE @ CHENNAI

REJECTING the demand for a share in power from a section of Congress leaders in the DMK-led alliance in Tamil Nadu, Chief Minister MK Stalin on Wednesday asserted that there is no question of sharing power with allies, but the alliance with Congress would remain intact. "Power sharing with alliance partners won't work in Tamil Nadu. We know that and they (Congress) also know that well," he said.

Stalin's comments came a day after the party announced that it would begin seat-sharing talks with its "friendly parties" from February 22 for the Assembly polls. Congress leadership early on Tuesday had expressed disappointment over delay by the DMK in beginning seat-sharing talks with alliance partners.

Speaking at an interaction during a roundtable hosted by television channel India Today in Chennai on Wednesday, Stalin said that his equation with Rahul Gandhi was cordial. "As far as Rahul Gandhi is concerned, he sees me as an elder brother. I, too,



We are asking for votes by highlighting our schemes. All our schemes have fully reached the people. Therefore, we will certainly win in the elections. There is no doubt about it

MK Stalin, Chief Minister

regard him as a brother. I am saying this beyond politics. He considers me like a member of his own family, and I feel the same way about him."

To a question on whether the DMK-Congress alliance would fight the up-

coming election together, Stalin responded that the alliance would continue. "Definitely. It's not like what others think. We are confident that we will win together," he said.

On Centre-State relations, Stalin reiterated his charge that Tamil Nadu has not been receiving adequate funds from the Union government. Exuding confidence about the DMK's poll prospects, Stalin maintained that the ruling party would better its 2021 performance.

To a question on whether he was seeking votes based on schemes implemented in the past five years, he said, "Definitely. We are asking for votes by highlighting our schemes. All our schemes have fully reached the people. Therefore, we will certainly win. There is no doubt about it."

On whether he was worried about his opponents and whom he considers as his main challenger, Stalin asserted, "No matter how many alliances they form, they cannot defeat the alliance led by the DMK. We are expecting 200 seats. In fact, I am confident we will win more than that."

Two girls mowed down by school bus in Bengaluru

EXPRESS NEWS SERVICE @ Bengaluru

TWO girls, aged four and two, died after they were mowed down by a school bus near the police quarters in Hegde Nagar in Hennur traffic police limits around 8.10 am on Wednesday. The girls were cousins.

The accident occurred when the school bus driver was trying to escape after crashing into an autorickshaw nearby. He rammed into the scooter on which the two kids were travelling. The children fell on the road, came under the front wheels of

Govt trifurcates GHMC to improve services

S BACHAN JEET SINGH @ Hyderabad

A day after the five-year term of the Greater Hyderabad Municipal Corporation (GHMC) Council ended on Tuesday, the state government formally reorganised the Core Urban Region (CURE) by trifurcating the expanded GHMC into three separate municipal corporations.

Through a series of Government Orders (GOs) issued on Wednesday morning, the government announced the creation of

al succession and a common seal.

The move follows the recent expansion of GHMC's jurisdiction from about 650 sq km to 2,053 sq km after the merger of 27 peripheral Urban Local Bodies, including 20 municipalities and seven municipal corporations, located within and beyond the Outer Ring Road (ORR).

Alongside this expansion, the number of wards was doubled from 150 to 300. With the expiry of the GHMC Council's term, the Special Officer rule came into force



the bus, and died during treatment. The father of the two-year-old is a police constable attached to the City Armed Reserve (CAR). When the driver tried to escape again, policemen at the police quarters chased and stopped him. The bus that belonged to a private school in K Narayanapura has been seized and the bus driver, A Mareppa (42), arrested.

three independent civic bodies — the Greater Hyderabad Municipal Corporation (GHMC), Cyberabad Municipal Corporation (CMC) and Malkajgiri Municipal Corporation (MMC).

Each will function as a separate body corporate under the provisions of the Greater Hyderabad Municipal Corporation Act, 1955, with perpetu-

on Wednesday. Special Chief Secretary to the Municipal Administration and Urban Development Department, Jayesh Ranjan, was appointed Special Officer for all three municipal corporations, as per a separate GO signed by Chief Secretary K Ramakrishna Rao. Jayesh Ranjan assumed charge on Wednesday.

CHANGE OF NAME

I, **PULI NARAYANA** (No. 1295075A Ex-Naik), S/o **Puli Venkataiah**, residing at D.No. 27-4-139, Lakshmi Nagar, Balaji Nagar Extension, Nellore, SPSR Nellore District - 524002, hereby inform that my wife's name was mistakenly mentioned in my Army (Artillery) Service Records as **ANASUYA DEVI**. However, in her Aadhaar Card and PAN Card her name is mentioned as **ANASUYA PULI**. Both the names **ANASUYA DEVI** and **ANASUYA PULI** refer to one and the same person, my wife. Hence, the correct name to be recorded is **ANASUYA PULI**. This information is for all concerned.

CHANGE OF NAME & D.O.B.

I, **NALLIBOYINA VENKATA RAO** (No. 14517347F Ex-Naik), S/o. **Narasaiah**, residing at D.No. 25/2/300, Lakeview Colony, 7th Street, Podalukur Road, Nellore, SPSR Nellore District - 524004, do hereby inform that my wife's name was mentioned mistakenly in my Army (EME) service records as **N LAKSHMI** and Date of Birth as **NIL**. However, as per her Aadhaar Card and PAN Card her correct name is **NALLIBOYINA LAKSHMI KANTHAMMA** and her Date of Birth is **08 JUN 1963**. Both the names **N LAKSHMI** and **NALLIBOYINA LAKSHMI KANTHAMMA** refer to one and the same person, i.e., my wife. Hence, her name may be read as **NALLIBOYINA LAKSHMI KANTHAMMA** and Date of Birth as **08 JUN 1963** in my service records. If any problem arises in future, I will bear the consequences.



ADMINISTRATION OF THE UNION TERRITORY OF LAKSHADWEEP (DIRECTORATE OF HEALTH SERVICES) KAVARATTI - 682555

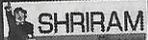
F.No.LD-09/3/2024-Buf-HEALTH SERVICES Dated. 10.02.2026

E-TENDER NOTICE

E-Tenders are invited for procurement and supply of **Machineries and equipments and blood bank items required for all Health Institutions under this department.** The tender notice can be downloaded from the web site www.tendersutl.gov.in, www.lakshadweep.gov.in further details can be seen from the same site.

Sd/- (M.Bharani, DANICS)
Director of Health Services

Email: lk-dhs@utl.gov.in, Phone. No. 04896262316



SHRIRAM FINANCE LIMITED

Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai-600 032, Website: [http://www.shriramfinance.in./](http://www.shriramfinance.in/) auction Office Address: DNO:26-2-7;2nd Floor; Padmavathi Plaza; Beside Canara Bank; AK.Nagar; Nellore(DT)-524004 and Branch Office At: Nellore-2

E AUCTION SALE NOTICE IN RESPECT OF IMMOVABLE PROPERTIES BELONGS TO: MR./SMT. THUMMAKURI SEKHAR .

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

Notice is hereby given to the public in general and in particular to the Guarantor and Mortgagor that the below described immovable properties mortgaged/charged to the secured creditor, will be sold on in "As is where is", "As is what is" and "Whatever there is" basis on **23.03.2026 11.00 A.M. to 01.00P.M** for recovery of dues of **Rs.42,34,077/-** as on **26.08.2022** with further interest, costs other charges and expenses thereon from **25.08.2022** due to the Shriram Finance Limited, Secured Creditor as per **Demand Notice dated 26.08.2022** issued U/s 13(2) of SARFAESI Act, to the Borrower/Guarantors) mentioned below.

Agreement No.: NELL3TF2002290002: Name and address of the Borrower/Guarantors): 1.Thummakuri.Sekhar; S/O T.Subbaiah;Dno:3/156; Nagendra Nagar; Navalakula Gardens; Near 3rd Mile; Mypadu Road;Nellore Dist-524002.(Borrower), 2.Thummakuri.Suguna; W/O T.Sekhar; Dno:3/156; Nagendra Nagar ; Navalakula Gardens;Near 3rd Mile;Mypadu Road;Nellore Dist-524002. (Guarantor) 3.Thummakuri.Sudheer Kumar; S/O T.Sekhar;Dno:3/156; Nagendra Nagar ; Navalakula Gardens;Near 3rd Mile;Mypadu Road;Nellore Dist-524002. (Guarantor) 4.Sanniboina.Susilamma; W/O S.Subba Rao;Dno : 3-155; Nagendra Nagar ; Navalakula Gardens;Near 3rd Mile;Mypadu Road;Nellore Dist-524002. (Guarantor)

Description of immovable property: (Property belongs to THUMMAKURI. SEKHAR VIDE DOCUMENT NO. 1268/2020,SUB-REGISTER OF Stonehousepet, Nellore(dt).: S.P.S.R Nellore District, Nellore Registration District, Nellore Sub-District,Presently Stonehousepet Sub District, Nellore Rural Mandal, Allipuram, H/o Navalakulathotalu, Presently Nellore Municipal Corporation limits, Patta No.46, Sy.No.231/1 a total extent of Ac.3.09 cents and in it an extent of 2.09 cents and in it an extent of Ac.1.59 cents of land converted into house plots under a layout and in it Plot bearing No.3 an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building bearing D.No.28/1-A-3-156 with Assessment No.1031105397, bounded on :- TOWARDS EAST : 12 ft width common passage - 25.3 ft; TOWARDS WEST :Land of Kota Venkaiah - 25.3 ft; TOWARDS NORTH : Land of Poreddy Krishna Reddy-56ft; TOWARDS SOUTH : Site in Plot No.2 of Saniboina Subba Rao - 61 ft; Within these an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building along with all fixtures and appurtenant site therein including all easementary rights. **Encumbrances, if any: NIL**

Agreement No	Reserve Price Of the Property	Emd Amount	By Way Of Sub EMD	Bid Increase Amount	Auction Date	EMD Sub Date	Property Inspection Date
NELL3TF2002290002	Rs. 25,79,000/- (Twenty five lakhs seventy Nine Thousand Rupees Only)	Rs. 2,57,900/- (Two Lakhs Fifty Seven Thousand Nine Hundred Rupees Only)	DD in favour of SHRIRAM FINANCE LTD	Rs. 30,000/-	23.03.2026	21.03.2026	20.03.2026

The interested bidders required assistance in creating login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. Shriram Automall India Limited contact person: Mr.Gaurav Namboodiri, Contact No.9833922941 Mr.Gaurav Namboodiri <gaurav.n@samil.in>** and for any property related query may contact **Shriram Finance Limited Authorized Officer, Mr.T.Vijay Kumar +91 9949940787** during office hours and working days. The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (<https://eauctions.Samil.in/home>) of our auction agency Shriram Auto Mall India Limited, and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website <https://eauctions.Samil.in/home> and for detailed terms and conditions of the sale please refer to the link <https://www.shriramfinance.in/auction> provided in the Shriram Finance Limited website.

Note It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022."

Nellore, Dated : 10.02.2026

Sd/- AUTHORISED OFFICER, Shriram Finance Limited



R S ASSOCIATES
ENGINEERS AND VALUERS

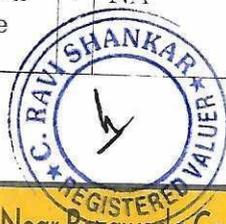
C. RAVI SHANKAR, B.E, MIE., FIV, M.VAL

To,
SRIRAM FINANCE LIMITED,
BRANCH: NELLORE

VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING

Ref No. SHRIRAM-NLR-2025-14

I. General	
1.	Purpose for which valuation is made : SARFAESI Purpose
2	a) Date of Inspection : 26-05-2025
	b) Date on which the valuation is made : 28-05-2025
3	List of Documents produced for Perusal
	i) Copy of Sale Deed : Doc No : 1518/2005, Dt : 05-02-2005
	ii) Copy of Approved Plan : No Plan approval
	iii) Copy of Legal Opinion : Issued by Sri P Venugopal, Dt : 26-02-2020
4	Name of the owner(s) and his/their address (es) with phone No. (details of each owner in case of joint ownership) : Sri Thummakuri Sekhar S/o Subbaiah Yanamalapalem, Nawabpet, Nellore.
5.	Brief Description of the Property : The property comprises of site & single storied residential building.
6.	Location of Property :
	a) Plot No. / Survey No. : Sy No : 231-1, Plot No. 3,
	b) Door No. : --
	c) T.S. No. / Village : Navalakulathotalu, Allipuram
	d) Ward / Taluka : Nellore Municipal Corporation
	e) Mandal / District : SPSR Nellore District.
7.	Postal address of the property : Same as above
8.	City / Town : City
	Residential area : Yes
	Commercial area : No
	Industrial area : No
9	Classification of the area
	High / Middle / Poor : Middle
	Urban / Semi Urban / Rural : Urban
10	Coming under corporation limit / Municipality / Panchayath : Nellore Municipal Corporation
11.	Whether covered under any State / Central Governments enactments (e.g. Urban land ceiling Act) or notified under agency area / Scheduled area / Cantonment area. : No
12.	In case it is an agriculture land any conversion into house site plots is contemplated. : NA



13.	Boundaries of the property		As per Document	As per actual
	East	:	12' wide common way	Road
	South	:	Plot No.2 of sanniboyina Subba Rao	Others building
	West	:	Land of Kota Venkaiah	Vacant land
	North	:	Land of Poreddy Krishna Reddy	Vacant land
14.1	Dimensions of the site		As per Deed/plan	As per actual
	East	:	25'3"	
	South	:	61'	
	West	:	25'3"	
	North	:	56'	
	Extent of Site		20 Ankanams 36 Sqft or 164 Sqyds as per doc	
14.2	Latitude and Longitude (coordinates of the site)	:	Latitude : 14°28'06.8"N, Longitude : 80°01'26.3"E	
15	Extent of the site	:	20 Ankanams 36 Sqft or 164 Sqyds	
	Road widening area	:	NA	
	Net extent of the site	:	20 Ankanams or 36 Sqft 164 Sqyds	
16	Extent of the site considered for valuation (Least of 14A & 14B)	:	20 Ankanams 36 Sqft or 164 Sqyds	
17	Whether occupied by the owner / tenant? If rented rent received per month	:	Under the possession of the Shriram Finance Limited	

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



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

PART - A(Valuation of land)		
01.	Size of plot	As per Deed/plan (A)
	North & South	:
	East & West	:
02.	Total extent of Plot	20 Ankanams 36 Sqft or 164 Sqyds
03.	Prevailing market rate including land Development	: Rs 15,000/- per Sqyd
04.	Guideline rate obtained from the Register's office (an evidence thereof to be enclosed)	: Rs 8,000/- per Sqyd, Site : Rs 13,12,000/-
05.	Assessed rate of valuation	: Rs 15,000/- per Sqyd
06.	Estimated value of land (164 Sqyds x 15,000/- per Sqyd)	: Rs 24,60,000/-

PART - B(Valuation of Building)		
01.	TECHNICAL DETAILS OF BUILDING	
a)	Type of Building (Residential / Commercial / Industrial)	: Residential
b)	Type of construction (Loading bearing / RCC / Steel framed)	: Conventional type
c)	Year of construction	: Age is 17 years
	Residual age of the Building	--
d)	Number of floors & height of each floor including basement if any	: One floor, Each floor 10'ft height
e)	Plinth area floor – wise	: As per plan 719 Sqft
		As per actual
f)	Condition of building	: Not well maintained
i)	Exterior-Excellent, Good, Normal& Poor	: Normal
ii)	Interior-Excellent, Good, Normal & Poor	: Normal
g)	Date of issue and Validity of Layout of approved map /Plan	: Plan approval not provided
h)	Approved map/ plan issuing authority	: --
i)	Whether genuineness or authenticity of approved map/plan is verified	: --
j)	Any Others comments by our empanelled valuers on authentic of approved plan	: --

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF					
S.No	Description	Ground Floor	First Floor	Second Floor	Third Floor



01.	Foundation	Isolated column footings	--	--	--
02.	Basement	Brick masonry	--	--	--
03.	Super structure	Framed type	-do-	--	--
04.	Joinery / Doors & Windows Teak wood Doors & Windows (Please furnishes details about size of frames, shutters, glazing of timber)	Country wood / teak wood	--	--	--
05.	R.C.C works	Columns, Slab	--	--	--
06.	Flooring, skirting, dadoing	CC flooring	--	--	--
07.	Special finish as marble, granite, Wooden paneling, grills, Shutters etc.	--	--	--	--
08.	Roofing including weather proof course	--	--	--	--
09.	Drainage	--	--	--	--

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

DETAILS OF VALUATION								
Sno	Particulars of Item	Plinth area Sqft	Roof Height	Age of Building Years	Estimated replacement rate of construction Rs per Sqft	Replacement cost Rs	Depreciation Rs	Net value after depreciation in Rs
1	GF	719	10'	17	1800	1294200	440028	854172
							TOTAL	854172

PART - C (Extra Items)

01.	Portico and Slab extensions	:	Rs --
02.	Ornamental front doors	:	Rs --
03.	Rolling Shutter	:	Rs --
04.	Overhead water tank	:	Rs --
05.	Open stair cases	:	Rs --
TOTAL			Rs --



PART D (AMENITIES)		
01.	Wardrobes and show cases	Rs --
02.	Glazed tiles	Rs --
03.	Extra sinks and bath tub	Rs --
04.	Marble/ceramic tiles flooring	Rs --
05.	Interior decorations	Rs --
06.	Architectural elevation works	Rs --
07.	Paneling works	Rs --
08.	Aluminum hand rails	Rs --
09.	Teak wood hand rails	Rs --
10.	False ceiling	Rs --
TOTAL		Rs --
PART E (Miscellaneous)		
01.	Separate toilet room	: Rs --
02.	Separate lumber room	: Rs --
03.	Separate water tank & Borewell	: Rs --
04.	Trees, gardening	: Rs --
TOTAL		: Rs --
PART F (Services)		
01.	Water supply arrangements	: Rs 50,000
02.	Drainage arrangements	: Rs --
03.	Compound wall	: Rs 75,000
04.	EB Deposits, fittings etc	: Rs --
05.	Lift Fittings etc	: Rs --
TOTAL		: Rs 1,25,000
TOTAL ABSTRACT OF ENTIRE PROPERTY		
PART A	Land	: Rs 24,60,000/-
PART B	Building	: Rs 8,54,172/-
PART C	Extra Items	: Rs--
PART D	Amenities	: Rs--
PART E	Miscellaneous	: Rs--
PART F	Services	: Rs 1,25,000/-
TOTAL		: Rs 34,39,172/- or say Rs 34,39,000/-

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

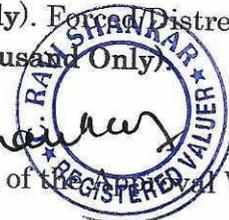
Land value is arrived basing upon local enquiries. Xerox copies of the Title deeds and Legal Opinion.

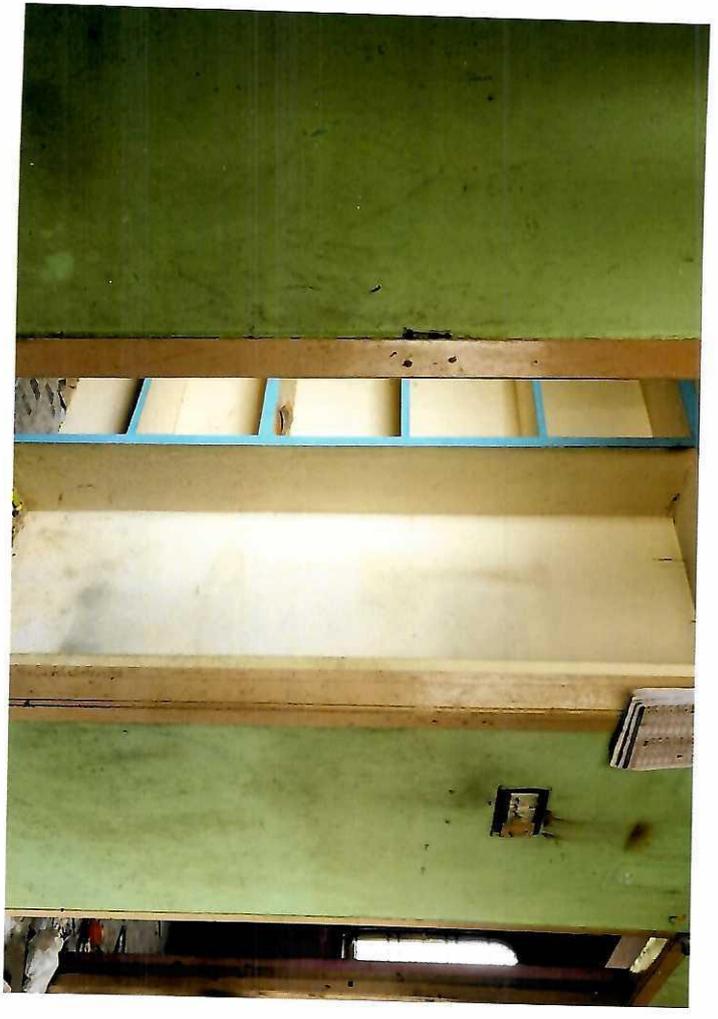
As a result of my appraisal and analysis, it is my considered opinion that the Present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs 34,39,000/- (Rupees Thirty Four Lakhs Thirty Nine Thousand Only)**. The guideline value of the above property as on date is Rs 23,83,310/- (Rupees Twenty Three Lakhs Eighty Three Thousand Three Hundred Ten Only). Reliasible Sale value is **Rs 30,95,000/- (Rupees Thirty Lakhs Ninety Five Thousand Only)**. Forced/Distress value is **Rs 25,79,000/- (Rupees Twenty Five Lakhs Seventy Nine Thousand Only)**.

Place : Nellore

Date : 28-05-2025

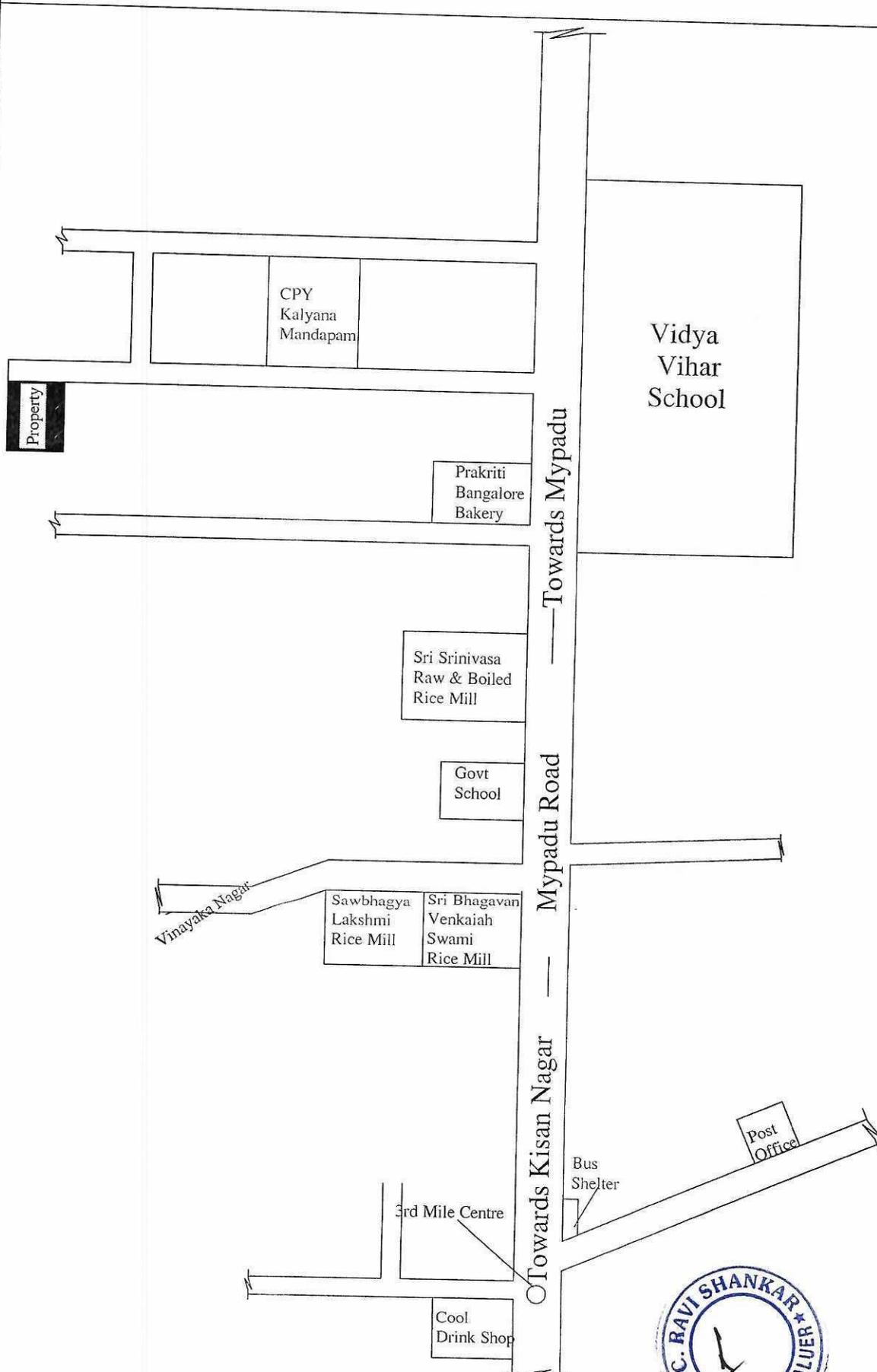

 (Name and Official seal of the Registered Valuer)





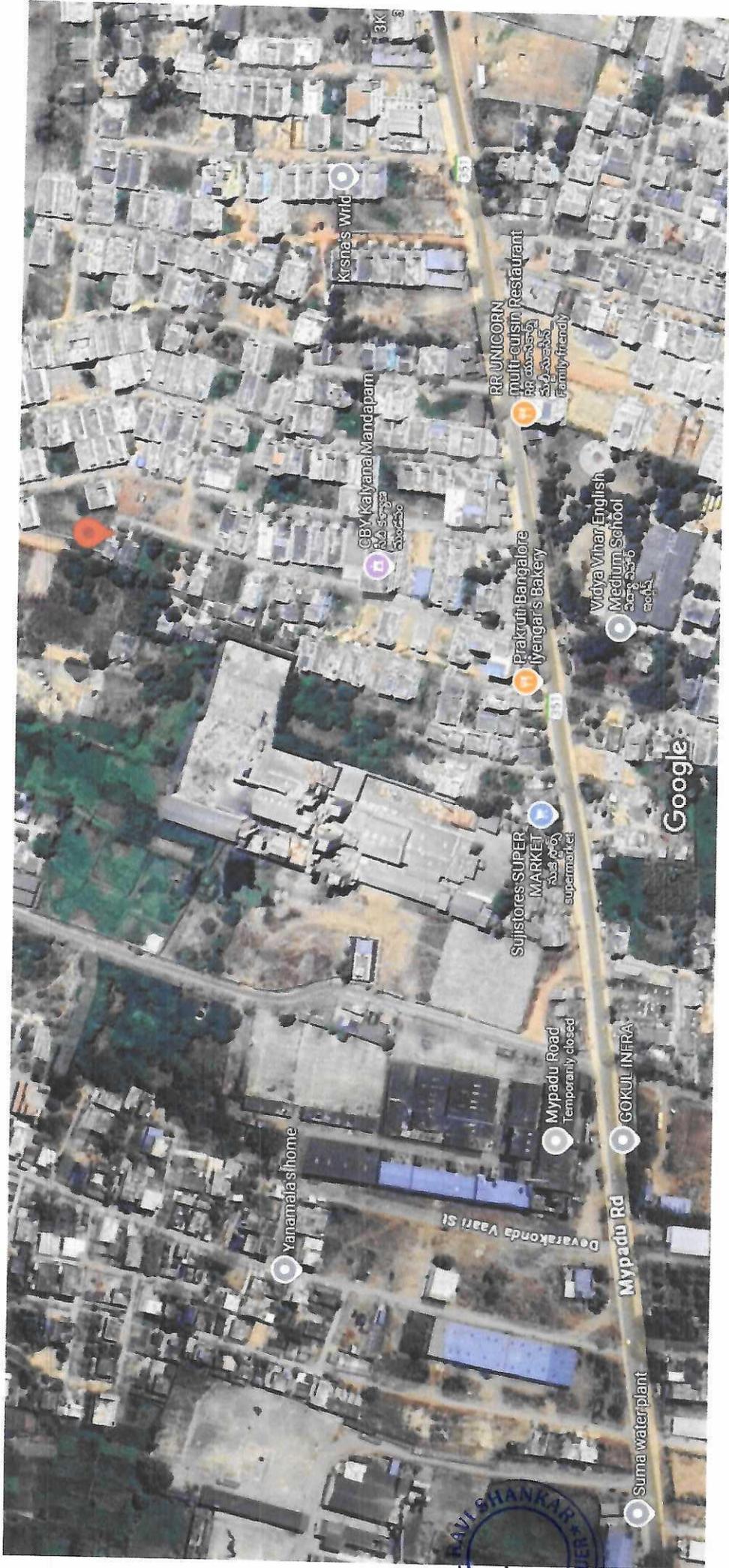
C. RAJESH
★ REGISTERED VALUE

Location plan showing the property belongs to Sri Thummakuri Sekhar S/o Subbaiah, Located at Sy No. 231-1, Plot No : 03, Navalakula Gardens, Allipuram Majara, Near Vidya Vihar School, Ward No. 28, Nellore Municipal Corporation, SPSR Nellore District.



LOCATION PLAN







REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

File No: 143844

Department Login Vendor Login

27	JAGADEESH NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	JAGADEESH NAGAR COMMERCIAL	30000	3300	3200	3100	Commercial	01/02/2025
27	RAMJI NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	RAMJI NAGAR COMMERCIAL	30000	3300	3200	3100	Commercial	01/02/2025
27	A.C. NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	A.C. NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	PALLEPALEM	17000	2400	2400	2400	Residential	01/02/2025
27	PALLEPALEM COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	RAM NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	RAM NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	RAYAPUPALEM	17000	2400	2400	2400	Residential	01/02/2025
27	RAYAPUPALEM COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	SARASWATHI NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	SARASWATHI NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	SARASWATHI NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	SARASWATHI NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	SRI SAI KRISHNA NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	SRI SAI KRISHNA NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
27	SARASWATHI NAGAR	17000	2400	2400	2400	Residential	01/02/2025
27	SARASWATHI NAGAR COMMERCIAL	19500	2800	2700	2600	Commercial	01/02/2025
28	ARAVINDA NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	BODIGADITHOTA	5700	1800	1800	1800	Residential	01/02/2025
28	DASTHAGIRI SAHEB NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	GIRIJANA COLONY	5700	1800	1800	1800	Residential	01/02/2025
28	JAKIR HUSSAIN NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	JANARDHAN REDDY COLONY / JAFAR SAHEB KALVA KA	5700	1800	1800	1800	Residential	01/02/2025
28	KISSAN NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	LAKSHMI NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	MAIN ROAD	13500	2200	2200	2200	Residential	01/02/2025
28	MARUTHI NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	MYPAD ROAD MARGIN	13500	2200	2200	2200	Residential	01/02/2025
28	NAVALAK GARDENS	8000	1900	1900	1900	Residential	01/02/2025
28	P C NAIDU NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	PRASANTHI NAGAR	8000	1900	1900	1900	Residential	01/02/2025
28	ROAD MARGIN	13500	2200	2200	2200	Residential	01/02/2025
28	SADAVARI PALEM	8000	1900	1900	1900	Residential	01/02/2025
28	SALUCHINTHALA /OPP PETROL PUMP	8000	1900	1900	1900	Residential	01/02/2025
28	SATYANARAYANAPURAM	8000	1900	1900	1900	Residential	01/02/2025
28	SOAP FACTORY AREA	8000	1900	1900	1900	Residential	01/02/2025
28	SRI LAKSHMI NAGAR	8000	1900	1900	1900	Residential	01/02/2025

Visit us 143844

Copyright © All rights reserved with registration & stamps department of Andhra Pradesh

Social Media



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

SHRIRAM FINANCE LIMITED
NELLORE
VALUATION REPORT

I GENERAL

- 1 Purpose for which the valuation is made : For Sarfaesi Purpose
- 2 (a) Date of inspection : 29-05-2025
(b) Date on which the valuation is made. : 30-05-2025
- 3 List of documents produced for perusal.
- i) Sale Deed : Copy of Regd Sale Deed Doc No. 1518/2005 Datedt.05-02-2005 in SRO, Nellore .
- ii) Approval Plan : Approved Plan was not submitted
- iii) Approval Layout Plan : --
- iv) Legal opinion : Copy of Legal opinion given by Sri P. Venu Gopal, Advocate, Nellore, Dated : 26-02-2020
- v) Property Tax : --
- vi) Any other (If any) : Previous Valuation report given by Sri Syed Nazeer Basha, Regd Valuer dated 18.1.2020
- 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 Thummakuri Sekhar**
S/o. Subbaiah
Yanamala Palem, Nawab pet
MCN, Nellore
SPSR Nellor Dt.
Mobile No. 9440925100
Agreement No: Nell3TF2002290002
- 5 Brief description of the property: : The Property is a Ground floor Residential Building. It is located at Navalak Gardens, Allipuram area, Nellore Municipal Corporation in a good residential area.
- 6 Location of the Property
- a) Plot No / Survey No. : Survey No.231 / 1 , Patta No. 46
Plot No. 03
- b) Door No. : Navalak Gardens
- c) T.S.No. / Village : Allipuram area
- d) Ward / Taluka : Nellore Rural mandal
- e) Mandal / District : MCN, Nellore SPSR Nellore Dt.
- 7 Postal address of the property owner : Mentioned above



- 8 City / Town : City
Residential area/Commercial area/Industrial area : Residential
- 9 Classification of the area
i) High / Middle / Poor : Middle
ii) Urban/ Semi Urban / Rural : Urban
- 10 Coming under Corporation limit/ Village Panchayat / Municipality. : Nellore Municipal Corporation
- 11 Whether covered under any State / Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/candtonement : ----
- 12 In case it is an agricultural land, any conversion to house site plots is contemplated. : ----
- 13 **Boundaries of the property**
- | Direction | As Per Deed | As Per Actuals |
|-----------|------------------------------------|-----------------|
| North | Land of Poreddy Krishna Reddy | Vacant site |
| South | Plot No. 02 of Saniboina Subba Rao | Others Building |
| East | 12'-0" wide Common way | Road |
| West | Land of Kota Venkaiah | Vacant site |
- 14 **Dimensions of the site**
- | | | (a) | (b) |
|-----------------------|---|---------------------------------------------|---------------------------------------------|
| | | As Per the Deed | As Per Actuals |
| North | : | 56'-0" | 56'-0" |
| South | : | 61'-0" | 61'-0" |
| East | : | 25'-3" | 25'-3" |
| West | : | 25'-3" | 25'-3" |
| Extent of site | : | 20.50 Anks (or)
164.00 Sq. yards | 20.50 Anks (or)
164.00 Sq. yards |
- Extent of the site (As Per Doc) : 20.50 Ankns (or) 164.00 Sq.Yds
(As Per Actuals) : 20.50 Ankns (or) 164.00 Sq.Yds
(As Per Plan) : Approved plan was not submitted
- Extent of Site Considered (least of the above)** : **20.50 Ankns (or) 164.00 Sq.Yds**
- 15 Latitude, Longitude and Coordinates of the site : 14.468556,80.023972
- 16 Extent of the site : 20.50 Ankns (or) 164.00 Sq.Yds
- 17 Extent of the site considered for valuation : 20.50 Ankns (or) 164.00 Sq.Yds
- 18 Whether occupied by the owner / tenant. : Under the Possession of Shriram Finance Limited
If occupied by tenant since how long? : --
- 19 Rent received per month. : --



II CHARACTERISTICS OF THE SITE

1	Classification of Locality	: Residential
2	Development of surrounding area.	: Developed
3	Possibility of frequent flooding	: -No-
4	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	: Available.
5	Level of land with topographical conditions.	: Levelled
6	Shape of land	: Neary 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?	: --
10	Corner plot or intermittent plot?	: Intermittent Plot
11	Road Facilities	: Available
12	Type of road available at present	: C.C Road
13	Width of road - - Is it below 20ft. or more than 20ft.	: 12 feet wide road
14	Is it a Land – locked Land?	: -No-
15	Water potentiality	: Good
16	Underground sewerage system	: Not Available
17	Power supply is available in the site	: Available
18	Advantages of the site	: --
19	Disadvantages of the site	: --
20	Property is SARFAESI Complaint? (Yes/No)	: Yes
21	General remarks, if any,	: --

PART - A (Valuation of Land)

1	Size of site	: 20.50 Ankns (or) 164.00 Sq.Yds
	North & South	: 56' -0" & 61'-0"
	East & West	: 25' - 3"
2	Total extent of the site	: 20.50 Ankns (or) 164.00 Sq.Yds
3	Prevailing market rate	: Rs. 14,000 to Rs. 15,000 Per Sq.Yd
4	Guide line rate obtained from the Registrar's Office (an evidence there of to be enclosed)	: Rs. 8,000 Per Sq. Yard
5	Assessed/ adopted rate of valuation	: Rs. 14,000 Per Sq. Yard
6	Estimated value of Land	: Rs. 22,96,000



PART - B (Valuation of Building)

TECHNICAL DETAILS OF THE BUILDING

- (a) Type of Building : Residential
(Residential / Commercial / Industrial)
- (b) Type of construction : RCC Framed, Brickwork & Columns
(Load bearing/RCC/Steel framed) Construction
- (c) Year of construction : 2007
- i) Total Life of the Building : 70 Years
Age of the Building : 17 Years
- ii) Residual Life of the Building : 53 Years
- (d) Number of floors and height of each floor including basement, if any. : One floor- 10 ft ht
- (e) Plinth area floor – wise (As Per Actuals) : Ground Floor : 719.00 Sft
Plinth area floor – wise (As Per Plan) : Approved plan was not submitted
Deviation : --
Note : Consider the Plinth area (least of the above) : Ground Floor : 719.00 Sft
Carpet area : 647.1 Sft
- (f) Condition of the Building
- i) Exterior – Excellent, Good, Normal, Poor : Normal
- ii) Interior – Excellent, Good, Normal, Poor : Normal
- (g) Date of issue and validity of Layout of approved Plan / Map : Approved Plan was not submitted
- (h) Approved map / plan Issuing Authority : --
- (i) Whether genuineness or authenticity of approved map/ plan is verified : --
- (j) Any other comments by our empanelled valuers on authentic of approved plan : --



SPECIFICATIONS OF CONSTRUCTION (FLOOR – WISE) IN RESPECT OF

S.No.	Description	Ground Floor
1	Foundation	: Isolated Columns Footings
2	Basement	: Columns with Plinth beams
3	Superstructure	: Columns with Brick Masonry
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting, etc., and specify the species of timber)	: Teak / Country Wood Frames with flush type doors and glazed Window Shutters
5	R.C.C. Works	: Columns, Beams, Slab, Lintels and Sun shades
6	Plastering	: Cement Plastering with sponge finish
7	Flooring, skirting, dadoing	: Ordinary cement flooring
8	Special finish as marble, granite, wooden - paneling, drills, etc.	: --
9	Roofing including weatherproof course.	: RCC
10	Drainage	: Septic Tank
2	COMPOUND WALL	: Provided
	Height	: 5'-0"
	Length	: --
	Type of construction	: Brick masonry
3	ELECTRICAL INSTALLATION	
	Type of wiring	: Concealed wiring
	Class of fittings (Superior / ordinary / poor)	: Ordinary
	Number of Light Points	: --
	Fan Points	: --
	Spare plug points	: --
	Any other item	: --
4	PLUMBING INSTALLATION	
	(a) No. of water closets and their type.	: --
	(b) No. Of wash basins	: --
	(c) No. Of urinals	: --
	(d) No. Of bath tubs	: --
	(e) Water meters, taps, etc.	: --
	(f) Any other fixtures	: --



DETAILS OF VALUATION								
S. No	Particulars of item	Plinth Area in Sft.	Roof Ht. in ft	Age of Bldg. in years	Estimated replacement rate of construction (Rs.)	Replacement (Rs)	Depreciation (Rs)	Net value after depreciation (Rs.)
1	Ground Floor	719.00	10'	17	1,700 /Sft	12,22,300	2,67,160	9,55,140
	Total	719.00				Rs. 12,22,300	2,67,160	9,55,140

PART - C (Extra Items)

(Amount in Rs.)

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

PART - D (Amenities)

(Amount in Rs.)

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

PART - E (Miscellaneous)

(Amount in Rs.)

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



PART - F (Services)

(Amount in Rs.)

1 Water supply arrangements	:	30,000
2 Drainage arrangements	:	30,000
3 Compound Wall With Main Gate	:	40,000
4 C.B. deposits, fittings, etc.	:	--
5 Pavement	:	--
6 Stair cases	:	--
	Rs.	<u>1,00,000</u>

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	:	Rs.	22,96,000
Part - B	Building	:	Rs.	9,55,140
Part - C	Extra items	:	Rs.	--
Part - D	Amenities	:	Rs.	--
Part - E	Miscellaneous	:	Rs.	--
Part - F	Services	:	Rs.	<u>1,00,000</u>
	TOTAL	:	Rs.	<u>33,51,140</u>
	(Or) Say	:	Rs.	<u>33,51,000</u>

VALUATION:

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

The land value is enquired from the local people and based on the surrounding land values, accessibility, elevation, water potential and approach etc., the building value is calculated based on the cost-analysis method.

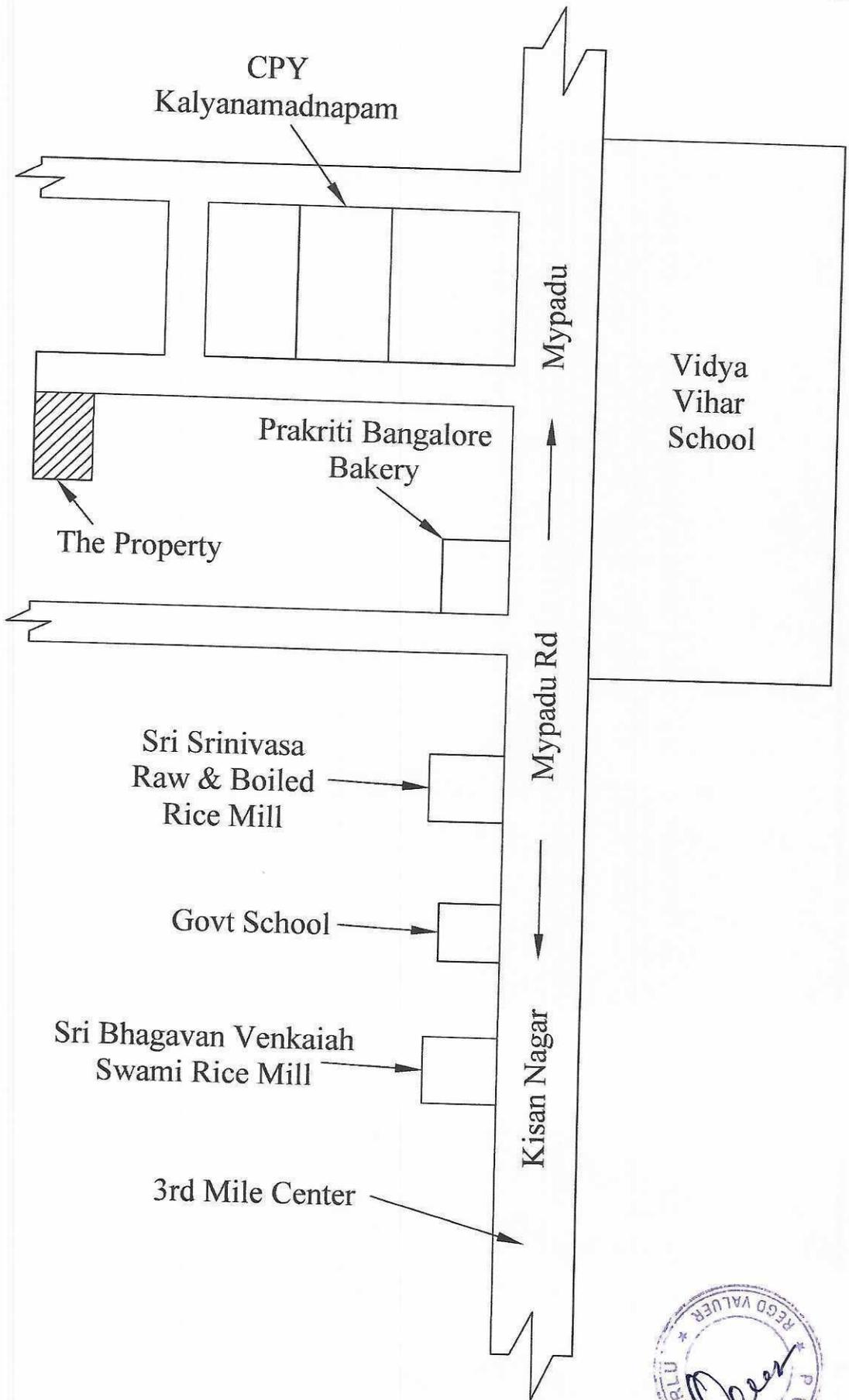
As a result of my appraisal and analysis it is my considered opinion that the present market value of the property is Rs.33,51,000-00/- (Rupees Thirty Three Lakh and Fifty One Thousands Only)

The Fair Market Value of the Property	:	Rs. 33,51,000
Realisable Value of the Property	:	Rs. 30,15,900
Distressed / Forced Sale Value of the Property	:	Rs. 25,13,250

Place : Nellore

Date : 30-05-2025


APPROVED VALUER
30/5/2025



LOCATION PLAN



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

	<p>SHRIRAM FINANCE LIMITED, Regd Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600032 Administrative office for the states of Andhrapradesh & Telangana at D. No. 3-6-478,4th floor, Anand Estate, Liberty Road, Himayat nagar, Hyderabad - 500029. Branch Office : Shriram Finance Ltd, DNO:26-2-7;2ND FLOOR;PADMAVATHI PLAZA; BESIDE CANARA BANK; A.K.NAGAR ; NELLORE(DT)-524004 and branch office at Nellore-2 Website: http://www.shriramfinance.in/auction</p>
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

E-AUCTION SALE OF IMMOVABLE PROPERTY BELONGS TO THUMMAKURI.SEKHAR

Schedule - I

S.P.S.R Nellore District, Nellore Registration District, Nellore Sub District, Presently Stonehousepet Sub District, Nellore Rural Mandal, Allipuram, H/o Navalakulathotalu, Presently Nellore Municipal Corporation limits, Patta No.46, Sy.No.231/1 a total extent of Ac.3.09 cents and in it an extent of 2.09 cents and in it an extent of Ac.1.59 cents of land converted into house plots under a layout and in it Plot bearing No.3 an extent of 20 akanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building bearing D.No.28/1-A-3-156 with Assessment No.1031105397, bounded on :-
TOWARDS EAST : 12 ft width common passage – 25.3 ft ;
TOWARDS WEST : Land of Kota Venkaiah – 25.3 ft ;
TOWARDS NORTH : Land of Poreddy Krishna Reddy – 56 ft ;
TOWARDS SOUTH : Site in Plot No.2 of Saniboina Subba Rao – 61 ft ;
Within these an extent of 20 akanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building along with all fixtures and appurtenant site therein including all easementary rights.

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	THUMMAKURI.SEKHAR & Other
Loan account	NELL3TF2002290002
Guarantors	(1) THUMMAKURI.SUGUNA (2) THUMMAKURI.SUDHEER KUMAR (3) SANNIBOINA.SUSILAMMA

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 City Union Finance Limited had issued demand notice dated **26.08.2022** to the borrowers/guarantors/obligants and subsequently the Authorized Officer has taken possession of the under mentioned secured assets on **08.11.2022** under section 13(4) of the said Act, in respect of loan facilities granted to **THUMMAKURI.SEKHAR** (hereinafter referred to as the borrower).

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

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

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 **Rs.4234077/- (Forty Two Lakhs Thirty Four Thousand Seventy Seven Rupees only)** as on **26.08.2022** 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	23 RD March' 2026 at 11:00 a.m.
End time of E-Auction	23 RD March' 2026 at 1:00 p.m.

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

Schedule of the Property belongs to THUMMAKURI.SEKHAR

Schedule - I

S.P.S.R Nellore District, Nellore Registration District, Nellore Sub District, Presently Stonehousepet Sub District, Nellore Rural Mandal, Allipuram, H/o Navalakulathotalu, Presently Nellore Municipal Corporation limits, Patta No.46, Sy.No.231/1 a total extent of Ac.3.09 cents and in it an extent of 2.09 cents and in it an extent of Ac.1.59 cents of land converted into house plots under a layout and in it Plot bearing No.3 an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building bearing D.No.28/1-A-3-156 with Assessment No.1031105397, bounded on :-

TOWARDS EAST : 12 ft width common passage – 25.3 ft ;
TOWARDS WEST : Land of Kota Venkaiah – 25.3 ft ;
TOWARDS NORTH : Land of Poreddy Krishna Reddy – 56 ft ;
TOWARDS SOUTH : Site in Plot No.2 of Saniboina Subba Rao – 61 ft ;

Within these an extent of 20 ankanams 36 sq.ft. or 134.124 sq.mts of site and in it constructed RCC building along with all fixtures and appurtenant site therein including all easementary rights.

Reserve Price	Rs. 25,79,000/- (Twenty Five Lakhs Seventy Nine Thousand Rupees Only)
Earnest Money Deposit	10% of the Reserve Price i.e. Rs. 2,57,900/- (Two Lakhs Fifty Seven Thousand Nine Hundred Rupees Only)

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

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

The title deeds of the properties can be inspected at the office of the Auctioneers or the Secured Creditor on 11.03.2026 Time 11.00 a.m. to 05.00 p.m., by prior appointment. For appointments, contact the Authorised Officer Mr T.Vijay kumar, Contact No.: **9949940787** or email : Vijaykumar.t@shriramfinance **Terms and Conditions for sale of assets of borrower accounts through online**

E-auction under SARFAESI ACT

(Borrower Name:- THUMMAKURI.SEKHAR Loan Account No. NELL3TF2002290002)

1. 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.

2. (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://eactions.samil.in/home> respectively on (23.03.2026) 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 21ST March 2026 up to 05.00 p.m.

(c) Inspection Date & Time: 20.03.2026 Time 10.00 a.m. to 05.00 p.m.

3. 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://eactions.samil.in/home> or **Contact No.:** **Fax:+91.11.42414444, Mobile:9949940787**
Email ID : Vijaykumar.t@shriramfinance.me

4. 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

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

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

make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Shriram Finance Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the Shriram Finance Limited. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- c. The Shriram Finance Limited does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the purchaser(s).

5. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorised Officer with prior appointment. For prior appointment **Please contact : T.Vijay Kumar,** Contact No.: **9949940787.**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc., of the property /Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

6. Inspection of Title Deeds:

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

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

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

7. Submission of bid forms:

- a. **Last date for submission of bid: on or before 21ST March 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.

8. 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 RTGS/NEFT. Account Name : **Shriram Finance Limited, Bank :- AXIS BANK LIMITED, BANDRA KURLA COMPLEX, MUMBAI (MH) Account No.230010200005265, IFSC Code :**

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

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

UTIB0000230 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.

9. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount of **Rs.50,000/-** specified in the public sale notice/Terms and condition of Sale.

10. 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.

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

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

11. 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, Mobile : 98339229415, Email ID : gaurav.n@samil.in, Helpline Email ID akanksha.s@cartradeexchange.com** prior to the date of e-Auction.

12. 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.

13. 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

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

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

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 Authorized Officer.
- d. In case of Bid amount is equivalent or above of INR 50 Lakhs, The Successful bidder should pay 1% of TDS in BID amount to and in Fav of our Borrower's PAN and should pay the balance entire 99% to and in Fav of Shriram Finance Limited. The proof for TDS payment should be submitted along with the proof of final bid payment. In case of failure on this part, TDS has to be pay by Successful bidder and no refund for additional payment will be entertained. The Sale Certificate will not be issued till compliance of this clause.

14. 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 Authorized Officer of the Shriram Finance Limited.

15. 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

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

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

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.

16. 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.

17. 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.

18. 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.

19. Delivery of possession:

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

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

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

20. 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 **Nellore Courts** only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Place : Nellore.

Date : 10.02.2026

Authorized Officer,
(Shriram Finance Limited)

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

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 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."

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