

SHRIRAM FINANCE LTD.,

Registered Office: Sri Towers, Plot No.14A, South Phase, Industrial Estate, Guindy, Chennai - 600032.

Administrative office: Plot No 48, Neco Chambers, Sector-11, C.B.D Belapur, Navi Mumbai 400614.

Authorized officer at - City Survey No-1036, Bearing Municipal House No. 3514/A/1153/U2, Ward No-20, Ashirwad Nagar, Mhalagi Nagar Square, Dist-Nagpur-440034.

Branch Office: City Survey No-1036, Bearing Municipal House No. 3514/A/1153/U2, Ward No-20, Ashirwad Nagar, Mhalagi Nagar Square, Dist-Nagpur-440034.

Website: www.shriramfinance.in

APPENDIX-IV-A

[SEE PROVISION TO RULE 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

It is informed that "Shriram City Union Finance Ltd., has been amalgamated with "Shriram Transport Finance" as per the order of NCLT Chennai, subsequently the name of Shriram Transport Finance Ltd., was changed to "Shriram Finance Ltd.," with effect from 30-11-2022, vide certificate of incorporation pursuant to change of name dated 30-11-2022.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited), The Physical possession of which have been taken by the Authorized Officer of Shriram Finance Limited (Earlier Known as Shriram City Union Finance Limited), will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction for recovery of the balance due to the "Shriram Finance Limited" from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit, Date and Time of Auction are also given as:

Name and Address of Borrowers /Co-Borrowers/ Guarantors/Mortgagers.	Date & Amount of 13(2) Demand Notice.	Description of Property	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details	Date & Time of Auction	Contact Person and Inspection Date
1) M/s. Sai Krupa Builders Through Its Proprietor of Mrs. Jyoti Nikhilesh Bele, R/o. Plot No. 131, Navdurga Society No-3, Manish Nagar, Beltarodi Road, Nagpur Maharashtra - 440035.	Loan Account No. NAGPUTF1803300004 Rs. 1,59,71,599/- (Rupees- One Crore Fifty Nine Lakhs Seventy One Thousand Five Hundred Ninety Nine Only) on 15/12/2023 i.e. Demand Notice Dated. 30/12/2023	Immovable Property I - Flat No- 401, admeasuring 50.717 Sq. Mtrs., built up and 79.245 Sq. Mtrs. Super Built up area situated on the fourth floor of the building Known and styled as "Siddhant Saksham Towers", constructed and having 6.666 % undivided share and interest in the land admeasuring 609.25 Sq. Mtrs. (as per sale deed) 507.306 Sq. Mtrs. (as per NIT Lease deed) bearing Plot No. 4 & 5 being the portion of entire land survey No. 61/1, bearing City Survey No. 1123, Sheet No. 197/22, bearing Property No. 1956/4+5/401, of Mouza- Parsodi, Situated at- Bandhu Gruh Nirman Sahakari Sanstha, Ward No. 74, Lokhande Nagar, Shradhanand Peth, Nagpur, within the limits of Municipal Corporation Nagpur. Tah. & Dist. Nagpur.	Rs. 95,64,000/- (Rupees -Ninety Five Lakh Sixty Four Thousand Only).	EMD amount to be deposited by way of Demand Draft (D.D) / Pay order in favor of Shriram Finance Ltd., payable at Nagpur.	Date: 18/03/2026 Time: 11.00 a.m. to 01.00 p.m.	Mr. Sadanand Charate 9011911073 Mr. Mahesh Mohod 9922200082 Property Inspection Date: 16/03/2026 Time 11.00 a.m. to 04.00 p.m.
			Bid Increment: Rs. 50,000/- and in such multiples.			
2) Mrs. Jyoti Nikhilesh Bele Aged about Major, Occ-Business, R/o- Plot No. 4 & 5, Flat No. 402, Fourth floor, Siddhant Saksham Tower, Gayatri Mandir, Lokhande Nagar Nagpur, Maharashtra - 440022		Immovable Property II Flat No- 402, admeasuring 60.349 Sq. Mtrs., built up and 94.295 Sq. Mtrs. Super Built up area situated on the fourth floor of the building Known and styled as "Siddhant Saksham Towers", constructed and having 7.932 % undivided share and interest in the land admeasuring 609.25 Sq. Mtrs. (as per sale deed) 507.306 Sq. Mtrs. (as per NIT Lease deed) bearing Plot No. 4 & 5 being the portion of entire land survey No. 61/1, bearing City Survey No. 1123, Sheet No: 197/22, bearing Property No. 1956/4+5/402, of Mouza- Parsodi, Situated at- Bandhu Gruh Nirman Sahakari Sanstha, Ward No. 74, Lokhande Nagar, Shradhanand Peth, Nagpur, within the limits of Municipal Corporation Nagpur. Tah. & Dist. Nagpur	Earnest Money Deposit (EMD) (Rs.) Rs. 9,56,400/- (Rupees- Nine Lakh Fifty Six Thousand Four Hundred only).			
3) Mr. Nikhilesh Shivcharan Bele Aged about Major, Occ-Business, R/o-Plot No.4 & 5, Flat No. 401, Fourth floor, Siddhant Saksham Tower, Lokhande Nagar Nagpur, Maharashtra - 440022.				Last Date for Submission of EMD: 17/03/2026 Time 10.00 a.m. to 05.00 p.m.		
4) Mr. Sudhir Motilal Dhanvijay Aged about- Major, Occ-Business, R/o. Galli No- 08 L, Near Budhha Vihar, House No. 2208, Chandramani Nagar, Kukde Lay-out, Bhagwan Nagar, Nagpur, Maharashtra - 440027.						
5) Mr. Avinash Parashram Mate Aged about-Major, Occ-Business Plot No. 67, Chandra Nagar, Parvati Nagar, Nagpur, Maharashtra - 440027.						
Date of Possession & Possession Type.						
14/08/2025						
Physical Possession						
Encumbrances known.						
Not Known						

For detailed terms and conditions of the sale, bid form, training & others may also visit website of Shriram Finance Limited (Earlier known as Shriram City Union Finance Limited) at <http://eauctions.samil.in> Shriram Finance Ltd., (Earlier known as Shriram City Union Finance Ltd.,)

STATUTORY 30 DAYS SALE NOTICE FOR SUBSEQUENT SALE UNDER RULE 8(6) AS PER AMENDED SARFAESI ACT. 2002.

The mortgagors / borrowers are given a last chance to pay the total dues with further interest before auction, failing which secured assets will be sold as per above schedule.

The mortgagors/ borrowers are Request to take back all movable items which are inside the property.

NB: Please note that the secured creditor is going to issue the sale notice to all the Borrowers / Guarantors/ Mortgagers by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.