

TERMS AND CONDITIONS OF PUBLIC AUCTION

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 24.09.2026 UPTO 05:00 P.M

(SALE OF IMMOVABLE ASSET(S) MORTGAGED TO ORIX LEASING & FINANCIAL SERVICES INDIA LTD. UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the **Symbolic Possession** of the secured asset(s) of the borrower(s)/mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Orix Leasing & Financial Services India Ltd. (Secured Creditor) for sale of the immovable asset(s) listed below. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.in/>)

DESCRIPTION OF IMMOVABLE SECURED ASSET(S):

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY/SECURED ASSET	RESERVE PRICE (INR)	DATE/ TIME OF E-AUCTION
OUTSTANDING AMOUNT		EARNEST MONEY DEPOSIT (EMD)	
LOAN ACCOUNT NUMBER		LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS	
DEMAND NOTICE DATE		BID INCREASE AMOUNT	
1. SRINIVASARAO SIKKAKOLLI 2. PARAMESHVARI SHIKHAKOLLI 3. M/S SRI HANUMAN ENTERPRISES	ALL THAT PIECE AND PARCEL OF PROPERTY AN EXTENT OF 88 SQ. YDS. OR 73.58 SQ. MTRS. OF RESIDENTIAL SITE TOGETHER WITH RCC ROOFED BUILDING THEREIN WITH ALL RIGHTS OF EASEMENT SITUATE IN R.S.NO. 477, DOOR NO. 12-15-26, NEW MUNICIPAL ASSESSMENT NO. 76303, OLD MUNICIPAL ASSESSMENT NO.18478/A, BLOCK NO. 5, OLD MUNICIPAL WARD NO. 5, PRESENT ASSESSMENT NO.1021076303, KAKUMANU VARI STREET, KOTHAPETA, GUNTUR CITY, GUNTUR MUNICIPAL CORPORATION AREA, GUNTUR SUB REGISTRAR, GUNTUR DISTRICT REGISTRAR, GUNTUR DISTRICT, ANDHRA PRADESH, BEING BOUNDED BY:	INR 1,76,71,000/- (RUPEES ONE CRORE SEVENTY SIX LAKHS SEVENTY ONE THOUSAND ONLY)	25.09.2026 FROM 11:00 A.M TO 01:00 P.M
INR 1,54,28,281.90/- (RUPEES ONE CRORE FIFTY FOUR LAKHS TWENTY EIGHT THOUSAND TWO HUNDRED EIGHTY ONE AND PAISE NINETY ONLY) AS ON 11.08.2026		INR 17,67,100/- (RUPEES SEVENTEEN LAKHS SIXTY SEVEN THOUSAND ONE HUNDRED ONLY)	

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LN0000000014292	EAST: PROPERTY BOUNDARY OF KONITHAM	24.09.2026	
28.08.2024	HANUMANTHA RAO AND WALL BOUNDARY OF THIS PROPERTY WEST: BOUNDARY OF SARKAR ROAD NORTH: PROPERTY BOUNDARY OF VAMURI RAMA KRISHNA SOUTH: PROPERTY BOUNDARY OF CHEMPALAL	INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)	
1. SHAIK KHALEEL 2. SHAIK JUBEDA 3. JABIVULLA SHAIK 4. SHAIK INAYATHULLA 5. VIP ENTERPRISES	ALL THAT PIECE AND PARCEL OF PROPERTY SITUATED IN GUNTUR DISTRICT, GUNTUR REGISTRATION SUB-DISTRICT, WITHIN THE GUNTUR MUNICIPAL CORPORATION LIMITS, GUNTUR CITY, OLD GUNTUR, SUDDAPALLI DONKA ROAD, BEARING PATTAN NO. 526, D.NO. 999/A1, AN EXTENT OF 120.6/9 SQ. YDS. OF SITE IN THAT MUNICIPAL OLD ASSESSMENT NO. 25890/242/1, PRESENT ASSESSMENT NO. 86338, DOOR NO.17-2-3 OF PROPERTY IS BEING BOUNDED BY: NORTH: PROPERTY OF RAHAMATH BI 57-0 SOUTH: ROAD 62-0 EAST: PROPERTY BELONGS TO RANGISETTI VENKATESWARLU AND OTHERS 14-9 WEST: ROAD 24-0 WITHIN THESE BOUNDARIES AN EXTENT OF 120.6/9 SQ. YDS. OR 100.75 SQ. MTRS. OF SITE.	INR 56,38,000/- (RUPEES FIFTY SIX LAKHS THIRTY EIGHT THOUSAND ONLY)	25.09.2026 FROM 11:00 A.M TO 01:00 P.M
INR 99,64,417.43/- (RUPEES NINETY NINE LAKHS SIXTY FOUR THOUSAND FOUR HUNDRED SEVENTEEN AND PAISE FORTY THREE ONLY) AS ON 11.08.2026		INR 5,63,800/- (RUPEES FIVE LAKHS SIXTY THREE THOUSAND EIGHT HUNDRED ONLY)	
LN0000000012927		24.09.2026	
13.10.2022		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)	
1. JALA KRISHNA KANNA (IN THE CAPACITY OF CO-BORROWER AS WELL AS AVAILABLE LEGAL HEIR OF LATE JAYASREE J.) 2. BABA DAIRY FARM	ALL THAT PIECE AND PARCEL OF PLOT NO. 62, CONSISTING OF GROUND & FIRST FLOOR, ADMEASURING 274 SQ. YDS. EQUIVALENT TO 229.06 SQ. METERS, BEARING SURVEY NOS. 30, 31 & 32, SITUATED AT MARREDPALLY PAIGAH, 108 BAZAR ROAD, ADJACENT TO ISHAQ COLONY AND AOC GATE, SECUNDERABAD CANTONMENT, AND BOUNDED ON: EAST: 30'-0" WIDE ROAD WEST: HOUSE ON PLOT NO. 47 NORTH: HOUSE ON PLOT NO. 61 SOUTH: HOUSE ON PLOT NO. 63	INR 2,55,50,000/- (RUPEES TWO CRORE FIFTY FIVE LAKHS FIFTY THOUSAND ONLY)	25.09.2026 FROM 11:00 A.M TO 01:00 P.M
INR 1,17,73,103.86/- (RUPEES ONE CRORE SEVENTEEN LAKHS SEVENTY THREE THOUSAND ONE HUNDRED THREE AND PAISE EIGHTY SIX ONLY) AS ON 11.08.2026		INR 25,55,000/- (RUPEES TWENTY FIVE LAKHS FIFTY FIVE THOUSAND ONLY)	
LN0000000016116		24.09.2026	
19.06.2025		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)	
1. D SSHA GIRI 2. BALEY VENKATA ARUNA DEVI	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING DOOR NO. 12-35 (OLD), 12-120 (NEW), 10-47 (PRESENT), R.S.NO. 75, OLD ASST. NO. 5138, NEW ASST. NO. 4493,	INR 70,74,000/- (RUPEES SEVENTY LAKHS SEVENTY	25.09.2026 FROM 11:00 A.M TO 01:00 P.M

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3. SRI GURU RAGHAVENDRA MINING	YANAMALAKUDURU VILLAGE AND PANCHAYAT AREA, PENAMALURU MANDAL, PATAMATA SUB REGISTRY, KRISHNA DISTRICT, ANDHRA PRADESH-520007, EXTENT OF RESIDENTIAL SITE TO AN EXTENT OF 80 SQ. YDS. OR 66.89 SQ. METERS TOGETHER WITH RCC ROOFED DUPEX (GROUND AND FIRST FLOOR), AND BOUNDED AS: - EAST: PROPERTY OF G. PADMAVATHI WEST: PANCHAYAT ROAD NORTH: PROPERTY OF OBILI. SAVITRI SOUTH: PROPERTY OF S. DHANALAKSHMI	FOUR THOUSAND ONLY)	
INR 1,11,09,401.88/- (RUPEES ONE CRORE ELEVEN LAKHS NINE THOUSAND FOUR HUNDRED ONE AND PAISE EIGHTY-EIGHT ONLY) AS ON 11.08.2026		INR 7,07,400/- (RUPEES SEVEN LAKHS SEVEN THOUSAND FOUR HUNDRED ONLY)	
LN0000000016397		24.09.2026	
17.05.2023		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)	
1. ADAPALA SIVA NAGA MANI 2. GOGISETTI LAKSHMI SAMRAJYAM 3. CHOWLAM SRIVALLI 4. BEAUTY LIFE CENTER	ALL THAT PIECE AND PARCEL OF SITE/PROPERTY EXTENT OF 227.70 SQ. YDS. OR 190.45 SQ. METERS OF RESIDENTIAL SITE TOGETHER WITH STRUCTURES THEREIN WITH ALL RIGHTS OF EASEMENT, SITUATED IN D.NO.420/B, PLOT NO. 11, DOOR 8-13-111, SITUATED NEHRU NAGAR, 9TH LINE, GUNTUR DISTRICT, AND BOUNDED AS: NORTH: PROPERTY OF S. PUNNAMA 82'-0" SOUTH: PROPERTY OF P. MALLAIAH 82'-0" EAST: GUNTUR MUNICIPAL ROAD 25'-0" WEST: PROPERTY OF P. VENKATESWARLU 25'-0"	INR 59,20,200/- (RUPEES FIFTY NINE LAKHS TWENTY THOUSAND TWO HUNDRED ONLY)	25.09.2026 FROM 11:00 A.M TO 01:00 P.M
INR 84,83,929.87/- (RUPEES EIGHTY FOUR LAKHS EIGHTY THREE THOUSAND NINE HUNDRED TWENTY NINE AND PAISE EIGHTY SEVEN ONLY) AS ON 12.08.2026		INR 5,92,020/- (RUPEES FIVE LAKHS NINETY TWO THOUSAND TWENTY ONLY)	
LN0000000016131		24.09.2026	
26.11.2022		INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)	

TERMS & CONDITIONS:

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the Secured Property. However, the intending bidders should make their/his/her own independent inquiries regarding the encumbrances, title/ legal claims, if any, over Secured Property put on auction and claims/ rights/ title / interest / dues/ affecting the Secured Property, prior to submitting their/his/her bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured

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Creditor. The Secured Property is being sold with all the existing and future encumbrances, rights, titles, interest etc whether known or unknown to the Secured Creditor. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ titles / interest /claims, dues over the Secured Property.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Secured Property and specification before submitting their/his/her Bid. The inspection of Secured Property put on auction will be permitted to interested bidders at site and in this regard Secured Property put up for auction (for sale) is available for inspection on **18.09.2026** from **11:00 AM to 5: 30 PM**, with prior appointment.

The interested bidders shall submit their/his/her EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal (<https://www.bankeauctions.in/>), the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. (i) Copy of the NEFT/RTGS Challan or Demand Draft; (ii) Copy of PAN Card; (iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Private Limited, Plot No. 68, 3rd Floor, Sector - 44, Gurugram Haryana Pin: 122003, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24, and Mr. Bhavik Pandya (Contact Details: + +91 88666 82937), Helpline E-mail Id: support@bankeauctions.com and for any query related to Secured Property, the intending bidder/ purchaser may contact Authorised Officer Mr. Y Umapraveen (Contact Details: +91- 9398697151)during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

The interested bidder has to submit their/his/her Bid Documents [EMD (not below the Reserve Price) and required documents on/ before **24.09.2026** by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their/his/her Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankeauctions.in/>) on/ before **24.09.2026**, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However, the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before **24.09.2026**.

During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the ‘Bid Increase Amount’ (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

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The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer/ Secured Creditor. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and Secured Property shall be put to re-auction and the defaulting bidder/borrower or any other person shall have no claim/ right in respect of property/ amount.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody or in relation to Secured Property.

The Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. 4 Closure, <https://www.bankeauctions.in/> before submitting their/his/her bids and taking part in the e-Auction.

Special Instructions: The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India prior to the date of e-Auction. Bidding in the last moment should be avoided. Neither the Authorized Officer nor Secured Creditor or Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply/internet supply & back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

Please find herein the 30 days Sale Notice under Rules 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

DATE: 18.08.2026

**AUTHORISED OFFICER
ORIX LEASING & FINANCIAL SERVICES INDIA LTD.**