Registered Office: Radhika, 2nd Floor, Law Garden Road,Navrangpura, Ahamedabad- 09. **Branch Office :** HDB Financial Services Ltd.No.50,Second Floor, VMR Complex,Vasantha Nagar Bypass Road, Andalpuram, Madurai 625003.

E AUCTION SALE NOTICE

(To the Borrower /Co-Applicant / Public in General)

(Under Rule 8(6) R/w with Rule 9 (1) of SARFAESI Act, 2002)

The undersigned Authorized Officer of HDB Financial Services Ltd, has taken over Possession of the following property, under Securitisation and Reconstruction of the Financial Assets & Enforcement of Security Interest Act 2002, for the below mentioned loan account with a right to sell the same on "**AS IS WHERE IS BASIS & AS IS WHAT IS BASIS**"

Name and Address of the Applicant & Co-Applicant:

1. **BILAL BIRIYANI**
   NO:25 PALLIVASAL COMPLEX BATLAGUNDU ROAD BEGAMBUR DINDIGUL BEGAMPUR.-624002 TAMIL NADU

And Also

OLD TS NO 124 124/1 PART NEW TS NO 124/2 1 PART
BLOCK NO 2 WAR 5 NATHARSHA ST BEGAM VILLAGE DINDIGUL TOWN NAGAL NAGAR-624003

2. **R MAHAMUDA BEGAM**
   NO:33/36 NATHARSHA STREET PALLAPATTI DINDIGUL BEGAMPUR.-624002 TAMIL NADU

3. **A RAHAMATHULLAH**
   NO:33/36 NATHARSHA STREET PALLAPATTI DINDIGUL BEGAMPUR.-624002 TAMIL NADU.

Loan Account No. 51310183 and linked by Unique Id number. 65207189, Total Outstanding Amount : Rs.8364809.75 + Rs. 434582.63 = Rs.87,99,392.38 (Rupees Eighty Seven Lakhs Ninty Nine Thousand Three Hundred Ninty Two and paise Thirty Eight Only) as on **30.11.2026,** with further interest/ incidental expenses /costs till the date of full payment.

Details of Encumbrances, if any, known to the Secured Creditor : NIL

DETAILS OF IMMOVABLE PROPERTY MORTGAGE.

SCHEDULE OF THE SECURITIES I

All that piece and parcel of property in Dindigul District, Dindigul Registration District,; Nagalnayakkanpatti Sub Registration Office, Dindigul Town, Ward No. 5, Block No. 2, Begampur, Natharsha Street, in Old Town Survey No. 124 in which 1 Acre 1970 Sq. Feet in which Southern Half Portion of 22765 Sq. Feet in which Southern West Corner Portion was excluded, remaining Northern Portion in Town Survey No. 124/1 Part, in New Sub-division Survey No. 124/23 in which 765 Sq. Feet equivalent to 71.10 Sq. Meter of the property within the following boundaries:- North : Property in New T.S.No. 124/21 Part (Item No. 2 Here in) East : Property in New T.S.No. 124/22 belongs to M.V.Sheikmohammed West :Property in New T.S.No. 124/24 belongs to Aayisammal South: Property in New T.S.No. 124/33 Part and 12 Feet Wide East-West Road Within which property measuring, East-West 26 Feet on the North and 23.3/4 Feet on the South, North-South 30 Feet on the East and 31.1/2 Feet on the West totally to an extent of 765 Sq. Feet equivalent to 71.10 Sq. Meter.

SCHEDULE OF THE SECURITIES II

All that piece and parcel of the property in Dindigul District, Dindigul Registration District, Nagalnayakkanpatti Sub Registration Office, Dindigul Town, Ward No: 5, Block No. 2, Begampur, Natharsha Street, in Town Survey No. 124 to an extent of 1 Acre 1970 Sq. Feet in which Southern Portion of 14562 Sq. Feet in which Northern Portion was excluded, Western Portion was.excluded, Eastern Portion Now in Town Survey No. 124/1 Part, in New Sub-division in Town Survey No. 124/21 Part in which 647 Sq. Feet of the property within the following boundaries:- North : Property in New T.S.No. 124/1 Part Property belongs to Rashitha (W/o.S.M.Abdulmalik) and East-West Channel East : East-West Channel and Property in New T.S.No. 124/21 West Part belongs to R.Dhanabalan Property in New T.S.No. 124/21 Part belongs to M.Barisha Begam and North-South Common Lane South E-Mail:- legaldoctors@gmail.com : Property in New T.S.No. 124/23 and (Item No. 1 Herein) and in New T.S.No. 124/24 belongs to Aayisammal Within which West side of 1st Portion of the property measuring, East West 22 Feet on the North and 22 Feet on the South, North-South 24.1/4 Feet on the East and 20.1/4 Feet on the West, totally to an extent of 489.1/2 Sq. Feet, Within Which East Side, South side of 2nd portion of the property measuring, East-West 7.1/2 Feet on the North and 7.1/2 Feet on the South, North South 17.3/4 Feet on the East and 17.3/4 Feet West totally to an extent of 133.3/4 Sq. Feet, Within which North side of 3rd Portion of the property measuring, North South 6.1/2 Feet on the West, Eastern (Cross) 11.3/4 Feet on the East, East-West O Feet on the North and 7.1/2 Feet on the South of the triangle Portion totally to an extent of 24.3/4 Sq. Feet, Thus the 1 to 3 Portions, totally to an extent of 647 Sq. Feet equivalent to 60.14 Sq. Meter. Thus Item Nos. 1 and 2 of the schedule mentioned properties totally to an extent of 1412 Sq. Feet of the property in which constructed a building bearing at Door No. 64/1, Natarsha Street, in Tax Assessment no. 901349 with all fittings and deposits and all other amenities along with all pathway rights. The said property situated at Dindigul Town Limit.

Reserve Price	Earnest Money Deposit	Bid Incremental Amount	EMD Last Date & Time	Auction Date & Time
Rs.70,60,000/-	**Rs.7,06,000/-**	**Rs.1,00,000 /-**	**07.12.2026 up to 06.00 P.M**	**08.12.2026 at 11.00 a.m to 12 Noon,**

Terms and Conditions of Tender-cum-Auction Sale:

The auction sale shall be "**online e-auction**" bidding through website **https://www.bankeauctions.com on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.**

The interested bidders shall submit their EMD through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "HDB Financial Service Limited" above.After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the 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 etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https//www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc.,maycontact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries: sales@bankeauctions.com, 7291981129.

- The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself. No Authorized person allowed.
- The intending bidders may obtain the Tender Forms from the Manager, **HDB Financial Services Ltd.No.50,2nd floor, VMR complex, Andalpuram , Madurai 625003.**
- The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorized Officer, HDB Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favor of "HDB Financial Service Limited" on or before 6pm on the **07.12.2026** of Tender-cum-Auction sale hereby notified.

- For inspection of the Property and other particulars, the intending purchaser may contact: M/s. **HDB Financial Services Ltd. No.50,2nd floor, VMR complex, Andalpuram , Madurai 625003. K.Mariyappan (9786684697) A.Ranjithkumar(994375863) & Rajasekar (98941 43049).**The Property is sold on "As-is-where-is" and "As-is-what-is" condition basis.
- The sealed Tenders will be opened in the presence of the intending bidders by 11am on the **08.12.2026** of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of HDB Financial Services Limited.
- The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. If the successful bidder, fail to make the payment of 25% of the entire bid amount as mentioned above, the next successful bidder will be considered and entitled to complete the sale.
- The sale certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein.
- The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- The successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.
- The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Place: Madurai
Date: 06.11.2026

Authorised Officer
M/s.HDB Financial Services Limited.