HDB Financial Services
3 & 4 Floor, Hemalatha Mansion,
7-1-397/111 & 112, S R Nagar,
Hyderabad – 500038 Telangana
Web. www.hdbfs.com
CIN U65993GJ2007PLC051028
Email: customer.support@hdbfs.com

Registered Post **Dated:03.11.2026**

To,

1.RANVIR MULTISERVICES
RANVIR MULTISERVICES KABIR PALES BEHIND
GRAND HOTEL BARSHI ROAD LATUR-413512.

And Also
PLOT NO.54,MCH NO.R-1/4085/113/2 OLD AND
A3/2046 NEW,EASTERN PORTION OF PLOT NO58
MCH NO.R-1/4085/39/1 OLD AND A3/2045 NEW
LATUR-413512

2.RANVIR RAGHUNATH WAGHMARE
AWANTI NAGAR LATUR-413512 MAHARASHTRA

3.SANJANA RANVIR WAGHMARE
AWANTI NAGAR LATUR-413512 MAHARASHTRA

Dear Sir/Madam,

1.We refere to our demand notice dated 15.06.2026 issued by us under section 13(2) of 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.9798509.2/- (Rupees Ninety Seven Lakhs Ninety Eight Thousand Five Hundred Nine and Paise Twenty Only) as of 10.06.2026** and future contractual interest till actual realization together with incidental expenses, cost and charges etc, dues which may fall due till realization thereof until payment in full within 60 (sixty) days from the date of notice, (hereinafter referred as the "Outstanding Amount") and payable by you all pertaining to both Loan Account Number-**44755541**, financial facility disbursed by HDB Financial Services Ltd.(Hereinafter referred as HDBFS) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2.It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding dues and as such, the Authorized officer of HDB Financial Services Limited has taken Symbolic possession of the properties described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Assets")** in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rules 8 & 9 on 03.09.2026.

3.After taking Symbolic possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure "A" is fixed at Rs.31315600/- (Rupees Three Crore Thirteen Lakhs Fifteen Thousand Six Hundred Only) Hence, for recovering its legal dues, HDB Financial Services Limited has now proposed to again invite tender/conduct auction after fixing the reserve price. Accordingly has now fixed reserve price i.e. Rs.31315600/- (Rupees Three Crore Thirteen Lakhs Fifteen Thousand Six Hundred Only) described herein below in Annexure "A" ,below which the said Secured Asset as mentioned in Annexure "A" will not be sold and which sale will be on**"AS IS WHERE IS" "AS IS WHAT IS"**

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AND "WHATEVER THERE IS".

4.This is to inform you all, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDB Financial Services Limited now proposes to sell the secured asset as mentioned in Annexure "A" by public auction and/or

any other methods as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9 (1),after a period of 30 days from the date of this notice along
with the existing encumbrances if any **" AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS"** unless we receive the entire outstanding amount along with interest and other charges as demanded in our notice, within the statutory period of 30 days from the date of this notice which please note.

5.The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" The auction shall be scheduled as under.

S.NO	PARTICULARS	DETAILS
1	DATE OF AUCTION	10/12/2026
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services Limited **Office:**Above Axis Bank,Ausa Road,Latur-413512
4	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE https://www.bankeauctions.com

Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 days for sale of the said secured asset.

Post the expiration of the said 30 days, HDB Financial Services Limited shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.

The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

Date:-03.11.2026
Place:-Latur

HDB Financial Services Limited

Authorized Officer

HDB Financial Services Ltd.

HDB FINANCIAL SERVICES

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ANNEXURE - "A"

Name and Address of the Borrowers & Loan Account No.	Amount Outstanding	Description of Mortgage property AND Possession Status	Reserve Price Fixed (Rs.) & EMD (Rs.) & Last Date Of EMD Submission & Date & Time of Auction
1.RANVIR MULTISERVICES RANVIR MULTISERVICES KABIR PALES BEHIND GRAND HOTEL BARSHI ROAD LATUR-413512. **And Also** PLOT NO.54,MCH NO.R-1/4085/113/2 OLD AND A3/2046 NEW,EASTERN PORTION OF PLOT NO58 MCH NO.R-1/4085/39/1 OLD AND A3/2045 NEW LATUR-413512 **2.RANVIR RAGHUNATH WAGHMARE** AWANTI NAGAR LATUR-413512 MAHARASHTRA **3.SANJANA RANVIR WAGHMARE** AWANTI NAGAR LATUR-413512 MAHARASHTRA	**Rs.9798509.2/- (Rupees Ninety Seven Lakhs Ninety Eight Thousand Five Hundred Nine and Paise Twenty Only)**	**All the piece and parcel of A) Plot No.54 bearing MCH No.R-1/4085/113/3 (Old) and A3/2046 (New)20/1/A, adm. East West 10 meter and South North 15 meter total adm. 150 Sq. Meter BOUNDARIES:-** North-30 Ft.wide Road and Railway line new Road, South-Plot No.55, East-Plot No.53, West-Plot No.58 and B) Eastern portion of Plot No.58 bearing MCH No.R-1/4085/39/1 (Old) and A3/2045 (New), adm. East West 7.66 meter and South North 10 meter total adm. 76.6 Sq. meter from and out of land Sy.	RESERVE PRICE Rs.31315600/- (Rupees Three Crore Thirteen Lakhs Fifteen Thousand Six Hundred Only) EMD Rs.31,31,560/- (Rupees Thirty One Lakhs Thirty One Thousand Five Hundred Sixty Only) **Last Date Of EMD Submission 09-12-2026** **Date & Time of Auction 10-12-2026 11:00 AM TO 5:00 PM**

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		No.20/1/A of Khadgaon Tq. & Dist. Latur, **BOUNDARIES:-** North-**9 meter wide road,** South-**Plot No.57**, East-**Plot No.54**, West-**Remaining part of 58**	

For HDB Financial Services Limited

Authorized Officer

HDB Financial Services Ltd.