HDB Financial Services Limited
3rd and 4th Floor, Hemalatha Mansion,
7-1-397/111 & 112, S R Nagar,
Hyderabad - 500 038, Telangana.
Web : www.hdbfs.com
CIN - U65993GJ2007PLC051028
Email : customer.support@hdbfs.com

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..**MAHESHWARI TIFFEN CENTER,** D.NO:10-11-383 DODDAPURAM,STREET TIRUPATHI TOWN TIRUPATHI TIRUPATHI -517501 ANDHRA PRADESH
2. **NAGASETTY VANI** D.NO:10-11-383, JAGANADHA PURAM ,REVENUE WARD NO .10, TIRUPATHI ANDHRA PRADESH- 517501 3.**NAGASETTY NAGARAJU,** DOOR NO:10-11-383 DODDAPURAM, STREET TIRUPATHI, TIRUPATHI VILLAGE, TIRUPATHI ANDHRA PRADESH - 517501 - ANDHRA PRADESH

Loan A/c No's. 39077170 Total Outstanding Amount: **Rs.53,18,750/-(Rupees Fifty Three Lakhs Eighteen Thousand Seven hundred and fifty rupees Only as of 13-11-2026.**
Details of Encumbrances, if any, known to the Secured Creditor: --- NIL

Details of Immovable Property:

SCHEDULE OF THE SECURITIES I

All that piece and parcel in Chittoor District , Sri Balaji Registration District , Tirupathi District, Tirupathi Sub District , Tirupathi Urban Mandal 29, Tirupathi village accounts, Muthyalareddy palli Panchayath , Tirupathi Town and Municipal Corporation Ward No.10 Jaganadhapuram Residential Area D.No. 10-11-383 , G+2 RCC Roofed Building situated in TS No:3186 , Asst No: 1012027851

North	Municipal Road
South	house of Gundabba with these boundaries
East	House of Tulasamma wife of C.Venkatakrishnaiah
West	House Adikesavulu

Reserve Price	EarnestMoney Deposit	Bid Incremental Amount	Auction Date &Time	EMD Last Date &Time
Rs. 37,70,991/-	Rs.3,77,099 /-	Rs.1,00,000/-	28-11-2026 at 11 AM to 12 Noon	27-11-2026 up to 06:00 p.m

HDB FINANCIAL SERVICES LTD. VIJAYAWADA

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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., may contact 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 are advised to visit the Branch and the properties put up on Auction, and obtain necessary information regarding charges, encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges, encumbrances and any third party interests and satisfy himself/herself/itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attached to the property should be ascertained and paid by the successful bidder(s)/prospective purchaser(s). The bidder(s)/prospective purchaser(s) are requested, in their own interest, to satisfy himself/herself/itself with regard to the above and the other relevant details pertaining to the above mentioned property/Properties, before submitting the bids.

- 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, M/s.HDB Financial **HDB Financial Services Ltd.** D.No. 19-4-121/C, 2nd Floor, BM Complex, STV Nagar, Air Bypass road, Beside Big Bazaar, Tirupati - 517 501. Auction venue: **D.No. 19-4-121/C, 2nd Floor, BM Complex, STV Nagar, Air Bypass road, Beside Big Bazaar, Tirupati - 517 501.**

- 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 **27-11-2026** 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.** D.No. 19-4-121/C, 2nd Floor, BM Complex, STV Nagar, Air Bypass road, Beside Big Bazaar, Tirupati - 517 501. **K.K.RAMESH (7680993609) & N.SUDARSAN (9441074598) & Shaik Abdul Kareem (9885391224).** The Properties is sold on "As-is-where-is" and "As-is-what-is" condition basis.

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- The sealed Tenders will be opened in the presence of the intending bidders by 10:30am on the 28-11-2026 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: TIRUPATHI

Authorized Officer

Date:13-11-2026

M/s.HDB Financial Services Limited.

HDB FINANCIAL SERVICES LTD. VIJAYAWADA