



HDB Financial Services Limited

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Regional/Branch Office: HDB Financial Services Ltd., 2nd Floor, Plot No. 11, Central Excise Colony,
Wardha Road, Chatrapati Chowk, Nagpur (Maharashtra) - 440015.

**PUBLIC NOTICE FOR E-AUCTION
FOR SALE OF IMMOVABLE PROPERTIES
(See proviso to Rule 8(6))**

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 21/09/2026 up to 05.00 pm

Sale of immovable property mortgaged to HDB FINANCIAL SERVICES LIMITED under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of HDB FINANCIAL SERVICES LIMITED had taken Symbolic possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of HDB FINANCIAL SERVICES LIMITED dues. The sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankauctions.com>

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Lot No.	Name of the Branch & Name of the Borrowers & Loan Account No.	Mortgage Property Description, Which is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price EMD Amount Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1.	HDB FINANCIAL SERVICES LIMITED, 2nd Floor, Plot No.11, Central Excise Colony, Wardha Road, Chatrapati Chowk Nagpur -440015 LOAN ACCOUNT NO.: 4317739 1. Sagar Marketing, Sagar Marketing Shop No. 15, 16, 17, 18, Cityland Complex, Nandgaon Peth, Amravati, Amravati-444601 Maharashtra. 2. Meena Mahesh Harwani, Daroga Plot Near Ice Factory, Rajapeth, Amravati, Amravati-444606 Maharashtra. 3. Mahesh Thakurdasji Harwani, Daroga, Plot Near Ice Factory, Rajapeth, Amravati, Amravati-444606 Maharashtra. 4. Sagar Mahesh Harwani, Daroga, Plot Near Ice Factory, Rajapeth, Amravati, Amravati-444606 Maharashtra.	Plot No. 798, Block No. O-15, O-16, O-17, O-18, Wing, City Land Complex, Sector -2, Gat No. 77, Field Survey No. 47/3, 47/2 A, Gat No. 76, Field Survey No. 47/2, Mouza- Bargaon, Field Survey No. 458/1, 458/2, 459, 460/1, 460/1C, 460/2, 460/3, 461/2, 463/1- A/2, 463/A-3, 463/1- C464/1, 464/2, 464/3, Mouza- Nandgaon Peth, Tah. & Dist. Amravati 444901 and Bounded as Follow: East: By Road, West: By Road, North: By Block No. O-13 & O-14, South: By Block No. O-19 & O-20 Possession Status Symbolic Possession	23.04.2026 Rs. 10633328.53/- (Rupees One Crore Six Lakhs Thirty Three Thousand Three Hundred Twenty Eight and Paise Fifty Three Only) in Loan Account Number-4317739 as of 23.04.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR. Onkar Shrikant Joshi; Mobile No- 7020954765, Email Id: lo.bajajnagar@hdbfs.com	A/c. No. 00210310002748 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002.	RESERVE PRICE Rs. 3,47,20,350/- (Rupees Three Crore Forty Seven Lakhs Twenty Thousand Three Hundred Fifty Only) EMD Rs. 34,72,035/- (Rupees Thirty Four Lakhs Seventy Two Thousand Thirty Five Only) Bid Increase Amount *15,000.00	22-09-2026 At 11.00am to 05.00pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date of EMD Submission 21-09-2026 11am to 5 pm.
2.	HDB FINANCIAL SERVICES LIMITED, 2nd Floor, Plot No.11, Central Excise Colony, Wardha Road, Chatrapati Chowk, Nagpur -440015. LOAN ACCOUNT NO.: 2710441 1. Tirupati Marketing, Professor Colony Near Nandadeep Apartment Ranpise Nagar Behind Kapileshwar Appth Akola Maharashtra Ment Ranpise Nagar Behind Kapileshwar Akola-44400 And Also : Al Jawahar Nagar Akola, Tah & Dist. Akola, Legal Add: Survey Lot No., Plot No. Akola-444001 2. Sangita Sudhir Deshmukh, Professor Colony Near Nandadeep Apartment Ranpise Nagar No./ Fp No. Khas Ra No./ Tps No./ Sp No/ P Behind Kapileshwar Appth Akola Maharashtra 3. Sudhir Madhukarrao Deshmukh, Professor Colony Near Nandadeep Apartment Ranpise Nagar No./ Fp No. Khas Ra No./ Tps No./ Sp No/ P Behind Kapileshwar Appth Akola Maharashtra.	*All The Part And Parcel Of Plot No. 14, Survey No 7/4 (Admeasuring 1641 Sq. Feet (152.65 Sq. Mtrs) Along With Construction Thereon. Situated At Mouje Umakhed Th And Dist Akola 444001 and Bounded: East: Plot of Mr. Deshmukh, West: Remaining Portion of This Plot of Mr. Agrawal, North: Layout Road, South: Service Lane Possession Status Symbolic Possession	29.08.2025 Rs. 2909554.19/- (Rupees Twenty Nine Lakhs Nine Thousand Five Hundred Fifty Four and Paise Nineteen Only) in Loan Account Number-2710441 as of 29.08.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR. Onkar Shrikant Joshi; Mobile No- 7020954765, Email Id: lo.bajajnagar@hdbfs.com	A/c. No. 00210310002748 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002.	RESERVE PRICE Rs. 1,59,99,750/- (Rupees One Crore Fifty Nine Lakhs Ninety Nine Thousand Seven Hundred Fifty Only) EMD Rs. 15,99,975/- (Rupees Fifteen Lakhs Ninety Nine Thousand Nine Hundred Seventy Five Only) Bid Increase Amount *15,000.00	22-09-2026 at 11.00am to 05.00pm With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date of EMD Submission 21-09-2026 11am to 5 pm.

TERMS & CONDITIONS: 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the HDB FINANCIAL SERVICES LIMITED. The property is being sold with all the existing and future encumbrances whether known or unknown to the HDB FINANCIAL SERVICES LIMITED. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. The e-Auction is being held on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/ their cost, risk & responsibility. Though the bank will facilitate in taking possession by obtaining orders from the competent authority. 3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on 09.09.2026 to 10.09.2026 (During Office Hours). 4. The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned 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. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankauctions.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 C1 INDIA PRIVATE LIMITED, Plot No-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003, E-mail ID : support@bankauctions.com, Support Helpline Numbers : 91-7291981124/25/26, Sales Enquiries : support@bankauctions.com, 7291981124 and for any property related query may contact Authorised Officer: MR. Onkar Shrikant Joshi, Mobile No - 7020954765, Email Id:- lo.bajajnagar@hdbfs.com during the working hours from Monday to Saturday. 5. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 21/09/2026 upto 5.00 pm and 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 Authorised Officer. 6. 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'll 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 Authorised Officer/ Secured Creditor, after required verification. 7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. 8. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. 9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, fees, assessment charges, fees etc. owing to anybody. 10. The Authorised Officer is not bound to accept the highest offer and the Authorised 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. 11. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankauctions.com> before submitting their bids and taking part in the e-Auction. 12. The publication is subject to the force major clause. Special Instructions 13. Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 19/08/2026

Place: Amravati and Akola

SD/- Authorised Officer
HDB Financial Services Limited

NAGPUR