

## LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 27/10/2025 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.bankeauctions.com>

### DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Lot No.	Name of the Branch & Loan Account details	Mortgage Property Description, Which is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submitter Account Details	Reserve Price EMD Amount Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1	HDB FINANCIAL SERVICES LIMITED, Buty Building, Above Bank of India, Near Gupta House, Civil Line, Nagpur-440001. 1. Rahul Trading Company R/o. Balaji Mandir Behind Balaji Mandir Amravati Sakarsath Dharmapura Amravati -444601. 2. Rahul Mahesh Gupta, 3. Mahesh Ramcharan Gupta 4. Megha Mahesh Gupta. 5. Sushmita Mahesh Gupta All The R/o:- Balaji Mandir Behind Balaji Mandir Dharmapura Amravati 444601 Loan Account No:- 45481003	All That Piece And Parcel Of Property Bearing Plot No.60, admeasuring 130.40 Sq. Mtrs. Nazul Sheet No.81 A, Out of Said Plot Northern Portion Admeasuring 65.2 Sq. Mtrs. Residential House Thereon Situated Within The Local Limits Of Municipal Corporation Amravati And Within The Jurisdiction Of Sub Registrar Amravati, At Mouje Gaotham Amravati, Pragane Badnera And Tah And District Amravati. and bounded East: Road, West:-House of Nandlal, North:-Service Line, South:-House of Sadique Hussain Rampurwala. Possession Status -Symbolic Possession	<b>13.05.2025</b> <b>Rs.95,09,387/-</b> <b>(Rupees Ninety Five Lakh Nine Thousand Three Hundred &amp; Eighty Seven Only)</b> as of 09.05.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	<b>Mr. Amit Tamhane</b>  <b>Mob No. 8149777380</b>  <b>Email Id.lo.civilline nagpur @hdbfs.com</b>	<b>A/c. No. 00210310002748</b> <b>A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021</b> <b>Bank- HDFC BANK LTD</b> <b>Branch- HYDERABAD- LAKDIKAPUL</b> <b>MICR CODE- 500240002</b>	<b>Reserve Price Rs.1,55,91,059.80/-</b> <b>(Rupees One Crore Fifty Five Lakhs Ninety One Thousand Fifty Nine and Eighty Paise Only)</b> <b>EMD Rs.15,59,105/-</b> <b>(Rupees Fifteen Lakhs Fifty Nine Thousand One Hundred &amp; Five Only)</b> <b>Bid Increase Amount *15,000.00</b>	<b>28/10/2025</b> <b>At 11.00 am to 05.00pm With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants.</b> <b>Last Date of Emd Submission 27.10.2025</b> <b>11 am to 5 pm.</b>

**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 bidders 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 13.10.2025 (During Office Hours). 4. 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 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. 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, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003, E-mail ID : [support@bankeauctions.com](mailto:support@bankeauctions.com), Support Helpline Numbers : 91-7291981124/25/26, Sales Enquiries : Mr. Dharani Krishna, email id- [andhra@c1india.com](mailto:andhra@c1india.com); ph.no- 9548182222 and for any property related query may contact Authorised Officer: MR.Amit Tamhane, Mobile No: - 8149777380, Email Id: [lo.civillinenagpur@hdbfs.com](mailto:lo.civillinenagpur@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 27/10/2025 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 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, rates, 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.bankeauctions.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.

Place: Amravati  
 Date: 26.09.2025

SD/- Authorised Officer  
 HDB Financial Services Limited