HFNL/384/30090273/16112026

Authorized Officer's Details:
Name**: Mr.N. Nageswara Rao**
E-mail ID: nnrao@heritagefinlease.in
Mobile No: **7338860144**

**Appendix – IV-A**

**[See Proviso to rule 8(6)]**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT,2002 READ WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES,2002

*Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of the Heritage Finlease Limited, Plot No.83, Survey No. 43 to 46 &48, 2nd Floor, Dwaraka Summit, Kavuri Hills, Guttala Begumpet, Hyderabad-500033, the Secured Creditor, will be sold on " As is Where is", "As is What is" and "Whatever there is" basis on 11.12.2026, for recovery of* ***Rs.2,97,84,622/- (Rupees Two Crore Ninety Seven Lakh Eighty Four Thousand Six hundred and Twenty Two only)*** *as on* ***16.11.2026 and further interest at contractual rate with effect from 17.11.2026*** *due to the secured creditor from Borrowers M/s Validus Projects, rep by its Managing partner Tummala Siva Prasad,*

*1) M/s Validus Projects,*

*2) Mr. Siva Prasad Tummala,S/o. Venkateswara Rao Tummala, Managing Partner.M/s Validus Projects*

*3) Mr. Manthena Anil Chakravarthy, S/o. Gandhiraju Manthena, Partner.M/s Validus Projects*

*4) Mr. Yerneni Murari,S/o. Nagendra Nath Yerneni,(late) Partner.M/s Validus Projects*

*5) Mr. Yerneni Venkata Nagesh, S/o. Nagendra Nath Yerneni,(late) Partner.M/s Validus Projects*

*6) Smt. Manthena Devi, D/o Manthena Gandhi Raju (Borrowers) Partner.M/s Validus Projects*

**The earnest money to be deposited with the Bank on or before 09.12.2026 BY 5.00 PM.**

**Description of Immovable properties, Reserve price, EMD to be deposited, Auction date & timings and Bid increment amounts are mentioned here below:**

**Property No.1**
An extant of Ac. 1.00 cents of open land, standing in the name of Shri Yerneni Murari S/o Nagendranath, Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru

Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Document No.2090/2021 dated 15.06.2021 under Kaikaluru Sub Registrar Office. Andhra Pradesh

**Bounded by**
**East: Joint Passage**
**West: property of Borra Nageswara Rao**
**North: property of Donor**
**South: Property of Validus Projects**

**Property No.2**
An extant of Ac. 1.00 cents of land converted to non-agricultural land, standing in the name of M/s Validus Projects Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Document No.2091/2021 dated 15.06.2021 under Kaikaluru Sub Registrar Office. Andhra Pradesh.

**Bounded by**
**East: Joint Passage**
**West: property of Borra Nageswara Rao**
**North: property of Yerneni Murari**
**South: Property of Vendor**

**Reserve Price:** Rs.80,00,000/-; EMD: Rs.8,00,000/-;
**Auction date:** 11.12.2026,
**Auction Time:** 11.00 AM to 04.00 PM, Bid Increment: Rs.25,000/-.

For inspection and any clarifications, the intending bidders may contact the Authorised Officer on Phone No.: **7338860144 or Company's** Approved Resolution Agent **M/s. Sree Rama Associates on Cell Nos. 9440887967, 9701905552, in office hours during working days from Monday to Saturday.**

The EMD shall be payable through DD/BC infavour of **"HERITAGE FINLEASE LIMITED HYDERABAD through any Bank payable At Hyderabad.** The bidders are advised to go through the detailed Terms & Conditions of E-Auction available on the web portal of **https://bankauctions.in/ and Service Provider M/s 4 closure, Land line No.040-23736405/ mobile No.8142000062/66:** before submitting their bids and taking part in the E-auction. Also contact Mr. Prakash, cell no. 8142000064 **(prakash@bankauctions.in)** for information about E-AUCTION DETAILS.

**Note:** This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

Date : 16.11.2026
Place : Hyderabad

**AUTHORISED OFFICER**
**HERITAGE FINLEASE LIMITED**

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITEOF THE SECURED CREDITOR PROPERTY WILL BE SOLD ON 11.12.2026 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS'BASIS

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| 1 | Name and address of the Borrower | ***1.*** *Validus Projects, rep by its Managing partner Having its registered Office at Plot no.386, Flat no.401, Soma Sambhaiah, Road no.8, Kakatiya Hills, Madhapur, Hyderabad, Telangana, PIN- 500081.*<br><br>***2.*** *Mr. Siva Prasad Tummala,* *Partner.M/s Validus Projects* *S/o. Venkateswara Rao Tummala,Registered Office at Plot no.386,Flat no.401, Soma Sambhaiah, Road no.8, Kakathiya Hills, Madhapur,Hyderabad, Telangana, PIN- 500081.*<br>***and***<br>*House No.41/C7-1277-374, SR Nagar, BK Guda Part, Hyderabad, Telangana – PIN-500036.*<br><br>***3.*** *Mr. Manthena Anil Chakravarthy,* *Partner.M/s Validus Projects* *S/o Gandhiraju Manthena, Registered Office at Plot No. 386, Flat No. 401, Soma Sambhaiah, Road No. 8, Kakatiya Hills, Madhapur, Hyderabad, Telangana – 500081.*<br>***and***<br>*House No.7-1-2 & 3/AG-19, Shanthi Bagh, Opposite Country Club, Begumpet, Hyderabad, Telangana - 500016.*<br><br>***4.*** *Mr. Yerneni Murari, S/o Nagendra Nath Yerneni,* *Partner.M/s Validus Projects* *Registered Office at Plot No. 386, Flat No. 401, Soma Sambhaiah Road, Road No. 8, Kakatiya Hills, Madhapur, Hyderabad, Telangana – 500081.*<br>***and***<br>*House No. 1-65, Konduru, Kalidindi Mandal, Eluru District, Andhra Pradesh, Pin-521333.*<br><br>***5.*** *Mr. Yerneni Venkat Nagesh, S/o Nagendra Nath Yerneni,* *Partner.M/s Validus Projects* *Registered Office at Plot No. 386, Flat No. 401, Soma Sambhaiah Road No. 8, Kakatiya Hills, Madhapur, Hyderabad, Telangana – 500081.*<br>***and***<br>*House No. 1-65, Konduru, Kalidindi Mandal, Krishna, Andhra Pradesh, PIN- 521333.*<br><br>***6.*** *Smt. Manthena Devi, D/o Manthena Gandhi Raju,* *Partner.M/s Validus Projects* *Registered Office at Plot No. 386, Flat No. 401, Soma Sambhaiah, Road No. 8, Kakatiya Hills, Madhapur, Hyderabad, Telangana – 500081.*<br>***and*** |

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| | | *House No. 7-1-2 & 3/AG-19, Shanthi Bagh, Opposite Country Club, Begumpet, Hyderabad – 500016.* |
| 2 | Name and address of Branch, the secured creditor | Heritage Finlease Limited, Plot No. 83, Survey No. 43 to 46 & 48, 2nd Floor, Dwaraka Summit, Kavuri Hills, Hyderabad-500033, Telangana. |
| 3 | Description of the Immovable secured assets to be sold. | **a)** An extant of Ac. 1.00 cents of open land, standing in the name of Shri Yerneni Murari S/o Nagendra Nath, Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Sale Deed No. No.2090/2021 dated 15.06.2021 under Kaikaluru Sub Registrar Office, Andhra Pradesh<br>**b)** An extant of Ac. 1.00 cents of land converted to non-agricultural land, standing in the name of M/s Validus Projects Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Document No.2091/2021 dated 15.06.2021 under Kaikaluru Sub Registrar Office. Andhra Pradesh. |
| 4 | Details of the encumbrances known to the secured creditor | NIL |
| 5 | The secured debt for recovery of which the property is to be sold | **Rs.2,97,84,622/- (Rupees Two Crore Ninety Seven Lakh Eighty Four Thousand Six hundred and Twenty Two only)** as on **16.11.2026 and further interest at contractual rate with effect from 17.11.2026** |
| 6 | Deposit of Earnest Money | EMD: **Rs. 8,00,000/-** 10% of Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favour of **Heritage Finlease Limited, Hyderabad drawn on any nationalized or Scheduled Bank** |
| 7 | Reserve Price of the immovable secured assets.<br><br>Bank Account in which EMD to be remitted.<br><br>Last date and time with in which EMD to be remitted: | Reserve Price: **Rs.80,00,000/-**<br><br>A/c No.: 4807221000000012<br><br>IFSC: KVBL0004807<br><br>**Date and Time : 09.12.2026. 05.00 P.M** |
| 8 | Time and manner of payment | The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than the next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money |

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| | | deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction. |
| 9 | Time and place of public e-auction or time after which sale by any other mode shall be completed | **e-auction: 11.00 AM TO 4.00 PM ON 11.12.2026** |
| 10 | The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing e-action bid form , declaration etc., are available in the website of the service provider as mention above | Auction will be conducted through the Bank's approved service provider. The bidders are advised to go through the detailed Terms & Conditions of E-Auction available on the web portal of **https://bankauctions.in and Service Provider M/s 4 closure, Land line No.04023736405/ mobile No.8142000062/66:** before submitting their bids and taking part in the E-auction. Also contact Mr. Prakash, cell no. 8142000064 **(prakash@bankauctions.in)** for information about E-AUCTION DETAILS |
| 11 | Bid increment amount.<br><br>Auto extension times Limited/unlimited<br><br>Bid currency and Unit of measurement | I. Rs.25,000/-<br><br>II. UNLIMITED<br><br>III. Rupee and one |
| 12 | Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.<br><br>Contact person with mobile number | On all working day from 25.11.2026 to 30.11.2026,<br><br>between 11.00 a.m. to 5.00 p.m (with prior appointment)<br><br>**Name: M/s Sreerama Associates.**<br><br>**Mobile No.9701905552, 9440887967** |
| 13 | OTHER CONDITIONS | **a)** Bidders Shall hold valid email ID and E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **https://bankauctions.in and Service Provider M/s 4 closure, Land line No.04023736405/ mobile No.8142000062/66:**) may be conveyed through e mail The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction,Self-attested |

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| | | copies of<br>i) Proof of Identification (KYC)Viz ID card /Driving License/Passport etc.,<br>ii) Current Address -proof of communication,<br>iii) PAN card of the bidder<br>iv) valid e-mail ID,<br>v) contact Number (mobile /Land Line) of the bidder etc., to the Authorized Officer of Heritage Finlease Limited, Plot No.83, Survey No. 43 to 46 & 48, 2nd Floor, Dwaraka Summit, Kavuri Hills, Hyderabad-500033 by date 09.12.2026 and till 5.00 p.m time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.<br>**b)** Names of Eligible Bidders will be identified by Heritage Finlease Limited to participate in online e-Auction on web portal of **https://bankauctions.in and Service Provider M/s 4 closure, Land line No.04023736405/ mobile No.8142000062/66:** before submitting their bids and taking part in the E-auction. Also contact Mr. Prakash, cell no. 8142000064 **(prakash@bankauctions.in)** for information about E-AUCTION DETAILS who will provide User ID and Password after due verification of PAN of the Eligible Bidders<br>**c)** The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.<br>**d)** During e-Auction, if no bid is received within the specified time, Heritage Finlease Limited, Plot No.83, Survey No. 43 to 46 & 48, 2nd Floor, Dwaraka Summit, Kavuri Hills, Hyderabad-500033**,** at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.<br>**e)** The Company/service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.<br>**f)** The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- |

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| | | Auction.<br><br>**g)** Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br><br>**h)** The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.<br><br>**i)** The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br><br>**j)** The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.<br><br>**k)** The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).<br><br>**l)** The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the Secured Creditor.<br><br>**m)** In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.<br><br>**n)** The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.<br><br>**o)** The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.<br><br>**p)** In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Heritage Finlease Limited shall in its sole discretion be entitled to call off the sale and put the property to sale once |

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| | | again on any date and at such time as may be decided by the Heritage Finlease Limited. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned Heritage Finlease Limited, Hyderabad branch only.<br><br>**q)** The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained. |

Date : 16.11.2026
Place : Hyderabad

**AUTHORISED OFFICER**
**HERITAGE FINLEASE LIMITED**