HFNL/395/30092618/16112026

Authorized Officer's Details:
Name**: Mr. N.Nageswar 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 SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF SECURITY INTEREST (ENFOREMENT) RULE 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 properties mortgaged to the Secured Creditor, the symbolic possession of which have been taken by the Authorised Officer of 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.1,05,42,267/- (Rupees One Crore Five Lakh Forty Two Thousand Two Hundred and Sixty Seven Only) as on 16.11.2026+ interest due from 17.11.2026 + incidental expenses, costs, charges etc, due to the Heritage Finlease Limited, Secured Creditor from

1) *Vasireddy Hamsini D/o Yerneni Sita Devi*
2) *Yerneni Murari,S/o Nagendanath (late) Legal Heir to Smt.Yerneni Sita Devi W/o Nagendra Nath (late)*
3) *Yerneni Venkat Nagesh S/o Nagendanath (late) Legal Heir to Smt.Yerneni Sita Devi W/o Nagendra Nath (late)*

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:

An extant of Ac.1.00 cents of open land, standing in the name of Shri Yerneni Hamsini D/o Yerneni Sita Devi (Late), Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Registered Sale Deed No. No.4613/2021'dated 29.10.2021 under Kaikaluru Sub Registrar Office, Andhra Pradesh.

Boundaries:
North: Remaining Land of Smt.Yerneni Sita Devi
East: Joint Road
South: Land of Yerneni Murari
West: Land of Peteti Matha Rama Krishna

Reserve Price : Rs.40,00,000/-; EMD: Rs.4,00,000/-;
Auction date: 11.12.2026, Auction Time: 11.00 AM to 4.00 PM,
Bid Increment: Rs.25,000/-

The EMD shall be payble through DD/BC in favour of **"HERITAGE FINLEASE LIMITED, HYDERABAD through any Bank payable At Hyderabad,**

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,** And also online auction will be conducted 'online' through the service provider

M/s.4 closure, and https://bankauctions.in/ Portal. Intending bidders to contact over **mobile: +91-8142000062/66, Land line No.040-23736405 and also contact Shri** Prakash, cell no. 8142000064 **(prakash@bankauctions.in)** for information about E-AUCTION DETAILS, before submitting their bids and taking part in the E-auction.

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 publication of sale notice.

Date : 16.11.2026
Place : Hyderabad

AUTHORISED OFFICER
HERITAGE FINLEASE LIMITED

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

1	Name and address of the Borrowers	***1.*** *Smt. Vasireddy Hamsini D.No. 1-63, Konduru, Kalidini Mandal, Eluru District, Andhra Pradesh,Pin-521333.* ***and*** *Vasireddy Hamsini Legal Heir To Smt.Yerneni Sita Devi (Late) W/O Nagendranath. #191, Vasanth City, Hafeezpet, Serilingampaaly, Ranga Reddy District, Hyderabad, Telangana, Pin-500049.* ***and*** *Flat No.2b, D.No.6-3-34/4-5, Casa Indira Apartments, Near Saibaba Temple, Sbi Guest House, Dwarakapuri Colony, Erramanjil, Punjagutta, Hyderabad, Telangana Pin-500082.* ***2.*** *Yerneni Murari, S/O Nagendranath (Late) Legal Heir To Smt.Yerneni Sita Devi (Late) W/O Nagendra Nath (Late) D.No.41/C7-1277-374, S R Nagar, B.K.Guda, Hyderabad, Telangana, Pin-500038.* ***and*** *D.No. 1-65, Konduru, Kalidini Mandal, Eluru District, Andhra Pradesh, Pin-521333.* ***3.*** *Yerneni Venkat Nagesh S/O Nagendranath (Late) Legal Heir To Smt.Yerneni Sita Devi (Late) W/O Nagendra Nath (Late) D.No.8-2-338,Pentahouse Vaishnavi Apartments, Panchavati Colony, Hyderabad, Telangana, Pin-500034.* ***and*** *D.No. 1-65, Konduru, Kalidini Mandal, Eluru District, Andhra Pradesh, Pin-521333.*
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.	An extant of Ac.1.00 cents of open land, standing in the name of Shri Yerneni Hamsini D/o Yerneni Sita Devi (Late), Located at R.S.No.320/1B, situated Near Anjaneya swami Temple, Konduru Village & Gram Panchayath, Kalidindi Mandal, Krishna District, vide Registered Sale Deed No. No.4613/2021'dated 29.10.2021 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.1,05,42,267/- (Rupees One Crore Five Lakh Forty Two Thousand Two Hundred and Sixty Seven Only)** as on 16.11.2026 + interest due from17.11.2026 + incidental expenses, costs, charges etc,
6	Deposit of Earnest Money	10% of Reserve price / EMD shall be payble through DD/BC in favour of **"HERITAGE FINLEASE LIMITED, HYDERABAD through any Bank payable At Hyderabad,**

7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted. EMD amount in Rupees.	**Reserve Price: Rs. 40,00,000/-** **A/c No.: 4807221000000012** **IFSC: KVBL0004807** **Rs.4,00,000/-**
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 next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15thday 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 on 11.12.2026 as per below mentioned schedule: Auction time: 11.00 PM to 4.00 PM
10	e-auction tender documents containing e-action bid form, declaration etc., are available in the website of the service provider as mention above	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. Also contact to authorised officer Sri N Nageswar Rao, Cell no. **7338860144 for information about E- Auction details.**
11	Bid increment amount. Auto extension times (limited/ unlimited) Bid currency and Unit of measurement	1) Property No.1: Rs. 25,000/- 2) 5 Minutes (unlimited) 3) Rupee and one
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy	On all working day from 25.11.2026 to 30.11.2026, between 11.00 a.m. to 5.00 p.m. (with prior appointment) Secured assets to be sold and intending bidders should

	themselves about the assets and their specification. Contact person with mobile number	satisfy themselves about the assets and their specification. **M/s Sree Rama Associates on Cell No 9440887967/9701905552.**
13	Other conditions	a) valid email ID (E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and passwords, 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. 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 copies of i. Proof of Identification (KYC)Viz ID card /Driving Licence/Passport etc., ii. Current Address-Proof of communication, iii. PAN card of the bidder iv. valid e-mail ID, v. Contact Number(mobile /Land Line) of the bidder etc., to the Authorized Officer , 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 5.00 p.m time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. b) Names of Eligible Bidders will be identified by the Heritage Finlease Limited, to participate in online e-Auction 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. c) who will provide User ID and Password after due verification of PAN of the Eligible Bidders d) 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. e) During e-Auction, if no bid is received within the specified time, Heritage Finlease Limited at its discretion may decide

		to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering. f) 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. g) 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-Auction. h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. i) 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. j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. k) 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. l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Company. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). m) 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. n) 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. o) 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. p) 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. q) 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 Company shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Company. For any kind of dispute, bidders are required to contact the concerned Authorised officer of the concerned Company office only. r) 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