



HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE:- RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009

REGIONAL /BRANCH OFFICE:- 202, 9/12, 3rd Floor Khandelwal Business Park-2, Near Ti Mall, Mahatma Gandhi Road, South Tukoganj Indore (M.P.) 452001 First & Floor, 407, Mission Compound, Siddheshwar Nagar, Jhansi-284003, Uttar Pradesh

SERVICES LIMITED

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 28/09/2026 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 has taken Symbolic possession of the following properties/purcellots 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>

Name of the Branch & Name of the Borrowers & Loan Account No.	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & Possession Status	Demand Notice Date	FOR PROPERTY INSPECTION AND OTHER QUERIES AND AUTHORIZED OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	Date/ Time of e-Auction Last Date of EMD Submission
		Outstanding Amount (Secured debt)			EMD Bid Increase Amount	
HDB FINANCIAL SERVICES LTD. First Floor, 407, Mission Compound, Siddheshwar Nagar, Jhansi-284003, Uttar Pradesh LOAN ACCOUNT NOS. 43247347 1. Jai Ma Kaimasan Steel Works Shop No. 1 Near Gyan Sthali School Shivaji Nagar, Jhansi-284001 Uttar Pradesh And Also One house No. 1415 And New No. 4120 Which Area is 569.25sqft=52.90sqmt (Part of Arazi No. 327) Situated At Muja, Jhansi-284001 And Also One house No. 1514 And New No. 3816 Which Area is 696.04sqft=64.69sqmt (Part of Arazi No. 327) Situated At Muja, Jhansi-284001 2. Bharti Kushwaha 377/2 Khushipura, Jhansi, Jhansi-284001 Uttar Pradesh 3. Tuls Das Kushwaha 377/2 Khushipura, Jhansi, Jhansi-284001 Uttar Pradesh 4. Sanjay Kushwaha 377/2 Khushipura, Jhansi, Jhansi-284001 Uttar Pradesh	All That Piece And Part of A Residential Property Is Schedule of The Securities SCHEDULE OF THE SECURITIES I All that piece and parcel of One house no. 1514 and new no. 3815 which area is 696.04sqft=64.69mt (Part of arazi no. 327) situated at Muja Boundaries Tajpura Shivaji Nagar Tehsil & Distt. Jhansi, East- Land of Gupta Ji, West - Road 40 feet. North- amba bhawan After that park, South- house of shanti devi SCHEDULE OF THE SECURITIES II All that piece and parcel of One house no. 1416 new no 4120 (Aarji No 327) and area 569 sqft =52.90sqmt situated at Muja Tajpura aabadi Shivaji Nagar Tehsil & Distt. Jhansi, East - remaining land of seller, West - Road 12.19, North- remaining land of sale house, South - house of shanti devi, Possession Status-Symbolic Possession	16.02.2026 Rs 2324380.1/- (Rupees Twenty Three Lakhs Twenty Four Thousand Three Hundred Eighty and Paise Ten Only) as of 11.02.2026 And Future Contractual Interest Till Actual Realization Together With Incomplete Expenses, Cost And Charges Etc.	Kapil Badodya Mobile No.- 07691929371 Email Id- la1.jabalpur@hdbfs.com Vikas Saini 09883558484	A/c No. 00210310002731 A/c Name-HDBFS GENERAL RECEIPTS IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002	RESERVE PRICE 1,18,30,200/- (Rupees One Crore Eighteen Lakhs Thirty Thousand Two Hundred Rupees Only). EMO - 1183020/- (Rupees Eleven Lakhs Eighty Three Thousand Twenty Rupees Only). Bid Increase Amount *15,000.00	Auction Date 29-09-2026 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 ON 28/09/2026 11am to 5 pm.

TERMS & CONDITIONS:

- 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/ affecting 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.
- 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.
- 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 properties/ies put on auction will be permitted to interested bidders on **28-09-2026** (During Office Hours).
- 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. **UPLOADING SCANNED COPY OF ANNEXURE-I & II** (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 M/s. C1 India Pvt. Ltd. Plot no-68, 3rd Floor, Sec-48, Gurgaon, Haryana Pin: 122003. E-mail ID : andhra@c1india.com Support Helpline Numbers : **9948182222** Sales Enquiries support@bankauctions.com, **9948182222** and for any property related query may contact Authorised Officer: Mr. Kapil Badodya Mobile No.- 07691929371 Email Id: la1.jabalpur@hdbfs.com during the working hours from Monday to Saturday.
- 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 **28/09/2026 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.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) in 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The publication is subject to the force major clause.

Special Instructions

- 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: 27-08-2026

PLACE : Jhansi

AUTHORISED OFFICER

HDB FINANCIAL SERVICES LIMITED

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