



HDB FINANCIAL SERVICES LIMITED

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

REGIONAL /BRANCH OFFICE:- 202 ,9/1/2 , 3rd Floor Khandelwal Business Park-2 ,Near TI Mall , Mahatma Gandhi Road , South Tukoganj Indore (M.P.) 452001

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 15 /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 properties 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

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)	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
						EMD	
						Bid Increase Amount	
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 1.) LOANACCOUNT NO. 27090285 1. Agna Hosery , Shriyaji Chowk Khandwa Khandwa Khandwa Khandwa Khandwa-450001 Madhya Pradesh, And Also Khandwa City Dr Jakir Husan Ward No 41 Siddhant Agarkar Marg Khandwa Nagar Block No 51 Plot No 40 Khandwa-45000 2. Ishrafil Mansuri , Ahmadi Nagar Nagchun Road Khandwa Khandwa Khandwa Khandwa Khandwa-450001 Madhya Pradesh 3. Sadik Khan , Ahmadi Nagar Nagchun Road Khandwa Khandwa Khandwa Khandwa Khandwa-450001 Madhya Pradesh 4. Mamta Mansuri , Ahmadi Nagar Nagchun Road Khandwa Khandwa Khandwa Khandwa Khandwa-450001 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES ALL PIECE AND PARCEL AT PROPERTY SITUATED AT KHANDWA CITY, DR. JAKIR HUSAN WARD NO.41, AREA KNOWN AS SIDDHANT AGARKAR MARG, KHANDWA TH & DIST. EAST NIMAR (M.P.) NAJUL BLOCK NO.51, PLOT NO.40, AREA ADMEASURING EAST-WEST 40 FT, NORTH-SOUTH 15 FT, TOTAL AREA 600 SQ.FT, ALONG WITH ITS OWNERSHIP, RIGHTS, HAVING THE FOLLOWING BOUNDARIES: North - AGARKAR MARG, South - HOUSE BELONGING TO MOHAMMAD SAHEB, East - HATAMPURA ROAD, West - HOUSE BELONGING TO RUBEDA KHAN Possession Status -Symbolic Possession Done	18.05.2026	Rs.3517354.2/- (Rupees Thirty Five Lakhs Seventeen Thousand Three Hundred Fifty Four and Paise Twenty Only) as of 13.05.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 7140000/- (Rupees Seventy One Lakh Forty Thousand Only) EMD - 7140000/- (Rupees Seven Lakh Fourteen Thousand Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 LOANACCOUNT NO. 32551274 1. Maa Durga Auto Deel , Lg -64 Sundram Complex Bhanwar Kua Indore Indore-452001 Madhya Pradesh, And Also Plot No 2912 Sudama Nagar Sector E Indore Area 1750 Sqft Indore-452009 2. Shailendra Gupta , 2912 Sudama Nagar Sector E Indore Indore-452009 Madhya Pradesh 3. Damini Gupta , 2912 Sudama Nagar Sector E Indore Indore-452009 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES All piece and parcel of House No. 2912 Sector-E, Sudama Nagar, Indore (M.P.), Plot area 1750 Sq.ft. (162.58 Sq. Mtr) Construction Area Ground Floor - 1750 Sq.ft. (162.58 Sq. Mtr) First Floor - 1750 Sq.ft. (162.58 Sq. Mtr), North - Road, South - Plot No. 2913, East - Two & Half Feet Wide Back Line, West - Road Possession Status -Symbolic Possession Done	18.05.2026	Rs.8932761.5/- (Rupees Eighty Nine Lakhs Thirty Two Thousand Seven Hundred Sixty One and Paise Fifty Only) as of 13.05.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 18380000/- (Rupees One Crore Eighty Three Lakh Eighty Thousand Only) EMD - 18380000/- (Rupees Eighteen Lakh Thirty Eight Thousand Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 202 ,9/1/2 , 3rd Floor Khandelwal Business Park-2 ,Near TI Mall, Mahatma Gandhi Road, South Tukoganj Indore (M.P.) 452001 LOAN ACCOUNT NO. (LOAN NOS), 21990302, 22877405, 32230961 LINKED BY UNIQUE ID NUMBER 6420626. 1. Kanchan Jewellers , 20/2 Ranipura Nai Bagad Raj Bhawan Indore Indore-452001 Madhya Pradesh, And Also Shop No. 02 Lower Ground Floor Of Holkar Market At Municipal House No 12,13,14,19 Adia Bazar (Bakshi Gali) Padinath Indore Indore-452001 2. Vijay Kumar Diwan , 23 Raj Bhawan 02 Nai Bagad Indore Indore Madhya Pradesh- 452001 3. Pooja Wo Vijay , 23 Raj Bhawan 02 Nai Bagad Raj Bhawan Indore Madhya Pradesh- 452001 4. Ajay Diwan , 23 Raj Bhawan 02 Nai Bagad Indore Indore Madhya Pradesh- 452001 5. Raj Diwan , 23 Raj Bhawan 02 Nai Bagad Indore Indore Madhya Pradesh- 452001 6. Arti Deewan , 23 Raj Bhawan 02 Nai Bagad Indore Indore Madhya Pradesh- 452001 7. Rakhi Diwan , 23 Raj Bhawan 02 Nai Bagad Indore Indore Madhya Pradesh- 452001	SCHEDULE OF THE SECURITIES I All That Piece And Parcel Of Shop No 2 At Lower Ground Floor Of Holkar Market At Municipal House No 12, 13, 14 And 19 Adia Bazar (Bakshi Gali), Pandinath Indore Bulpur Area 293.5 Sq Ft, North - House No 11, South - Passage, East - Flat No. 3, West - Flat No.1 SCHEDULE OF THE SECURITIES II All That Piece And Parcel Of Eastern Portion Admeasuring 226.19 Sq Ft Of Northern Part Forming Part Of Municipal House No 29, New No 20 At Nai Bagad Indore North House of Ghisalaaji South Remaining part of same plot East Road and then house of Nathu West Remaining part of same plot Possession Status -Symbolic Possession	13.05.2025	Rs 15500331.5 (Rupees One Crore Fifty Five Lakh Three Hundred & Thirty One - Paise Fifty Only) as of 09.05.2025 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 10487250/- (Rupees One Crore Four Lakh Eighty Seven Thousand Two Hundred Fifty Only) EMD - 10487250/- (Rupees Ten Lakh Forty Eight Thousand Seven Hundred Twenty Five Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 LOANACCOUNT NO. 58076774 1. Profit Market , 77 Main Road Khajrana Indore Indore-452016 Madhya Pradesh, And Also Shop No.68 New No 71 Khajrana Main Road Village Khajrana Tehsil & Dist Indore Plot Area 2700 Sqft Indore-452001, And Also Municipal House No 67 Khajrana Main Road Village Khajrana Tehsil & Dist. Indore Plot Area 1500 Sq. Ft. Indore-452001 2. Suchita Patel , 782 Patidar Mohalla Khajrana Indore Indore-452016 Madhya Pradesh 3. Gorav Patel , 782 Patidar Mohalla Khajrana Indore Indore-452016 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES All That Piece And Parcel Of Municipal House No. 68, New No. 71 at Khajrana Main Road, at Village Khajrana Tehsil & Dist. Indore. Plot area 2700 Sq. Ft. Boundaries:- East: House of Shri Bharat-Patidar, West: House of Shri Nandlal Kumar, North: Road, South: Nala Possession Status -Symbolic Possession Done SCHEDULE OF THE SECURITIES -II All That Piece And Parcel Of Municipal House No. 67, Khajrana Main Road, at Village Khajrana Tehsil & Dist. Indore. Plot area 1500 Sq.ft. Boundaries:- East: Municipal House 68, West: Municipal House 66, North: Road, South: Nali Possession Status -Symbolic Possession Done SCHEDULE OF THE SECURITIES -II All That Piece And Parcel Of Municipal House No. 67, Khajrana Main Road, at Village Khajrana Tehsil & Dist. Indore. Plot area 1500 Sq.ft. Boundaries:- East: Municipal House 68, West: Municipal House 66, North: Road, South: Nali Possession Status -Symbolic Possession Done	16.03.2026	Rs.49547609.4/- (Rupees Four Crores Ninety Five Lakhs Forty Seven Thousand Six Hundred Nine and Paise Forty Only) as of 16.03.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 66120000/- (Rupees Six Crore Sixty One Lakh Twenty Thousand Only) EMD - 66120000/- (Rupees Sixty One Lakh Twenty Thousand Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 LOANACCOUNT NO. 42505813 1. Om Jewellers , 2 Chandrai Chowk Khamoshi Market Ratlam Ratlam-457001 Madhya Pradesh, And Also Part of Municipal No 5501 New No 8/251 Ward No Old 16 New 23 Situated At Mohila Bhagatpuri Ratlam-457001 2. Pooja Sharma , Makan N. 14 Ward No 23 Bhagatpuri Ramgarh Ratlam Ratlam-457001 Madhya Pradesh 3. Giraj Shankar Sharma , Makan N. 14 Ward No 23 Bhagatpuri Ramgarh Ratlam Ratlam-457001 Madhya Pradesh 4. Bharat Sharma , Makan N. 14 Ward No 23 Bhagatpuri Ramgarh Ratlam Ratlam-457001 Madhya Pradesh 5. Monika Sharma , 782 Patidar Mohalla Khajrana Indore Indore-452016 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES All That Piece And Parcel Of Property Bearing A Municipal part of House No 5501 Ward new house no 8/251 Situated At Mohila Ramgarh Bhagatpuri Ratlam District Ratlam Total Area 762.08 Sq Ft. EAST: HOUSE OF SUBHASH JI CHATAR, WEST: HOUSE OF NIRMAL RAMCHANDRA JI AGARWAL, NORTH : GOVT ROAD, SOUTH: GOVT ROAD Possession Status -Symbolic Possession Done	16.03.2026	Rs.4022915.72/- (Rupees Forty Lakhs Twenty Two Thousand Nine Hundred Fifty and Paise Seventy Two Only) as of 16.03.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Anil Bairagi Mobile No:- 08839177335 Gopal Sengar Mobile No:- 09752080771	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 6132560/- (Rupees Sixty One Lakh Thirty Two Thousand Five Hundred Sixty Only) EMD - 6132560/- (Rupees Six Lakh Thirteen Thousand Two Hundred Fifty Six Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 LOANACCOUNT NO. 1232641 1. S R Creation , 231 Mt Cloth Market Indore Indore-452001 Madhya Pradesh, And Also Land Part of Survey No 2282 Part of Bicholi Mardana Indore Indore-452001 2. Goyal Traders , 231 Mt Compound Cloth Market Indore Madhya Pradesh- 452001 3. Snehlata Goyal , 248A G. Scheme No 74-C Indore Indore Madhya Pradesh- 452001 4. Anand Goyal , 401 Shalini Residency Indore Madhya Pradesh- 452001 5. Anshul Goyal , 231 Mt Cloth Market Indore Indore Madhya Pradesh- 452001 6. Ram Manohar Goyal , 231 Mt Cloth Market Indore Indore Madhya Pradesh- 452001 7. Divine Build Well Private Limited , 14/2 Navneet Darshan Old Palisaya Indore Madhya Pradesh- 452001	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES I Divided land Gram Bicholi Mardana Tehsil & Dist Indore Survey No. 2282 Pakki Rakha, 236 Hecter, East - Kachha Rakha, Land of Survey No. 2282, West - Land of Survey No. 228, North - Part of Survey No. 2282, South - Land of Madhu Kothari survey no. 228. SCHEDULE OF THE SECURITIES II Divided land Gram Bicholi Mardana Tehsil & Dist Indore Survey No. 2282 Pakki, 234/2 Pakki Rakha 0.137 Hecter, East - Kachha Rakha, Land of Survey No. 2282, 234/2, West - Land of Sanita Jain Survey No 235/1/2, North - Part of Survey No 235/4/2, South - Land of Survey no. 2282 Possession Status -Symbolic Possession Done	30.10.2025	Rs.4,52,55,941.48/- (RUPEES FOUR CRORE FIFTY TWO LAKH FIFTY FIVE THOUSAND NINE HUNDRED FOURTY ONE RUPEES & FOURTY EIGHTY PAUSE. ONLY) AS OF 30.10.2025 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 264810000/- (Rupees Twenty Six Crore Forty Eight Lakh Ten Thousand Only) EMD - 264810000/- (Rupees Two Crore Sixty Four Lakh Eighty One Thousand Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 202 ,9/1/2 , 3rd Floor Khandelwal Business Park-2 ,Near TI Mall , Mahatma Gandhi Road , South Tukoganj Indore (M.P.) 452001 LOANACCOUNT NO. -3507351 1. TECHNOTRONIX OFFICE NO. 102 1ST FLOOR RITURAJ BUSINESS PARK CICHOLI MARDANA NEAR UNO BUSINESS PARK BYPASS INDORE INDORE-452001 MADHYAPRADESH 2. AMEY PANGANKAR 30-31 RITU RAJ VILLA SOCIETY SAMPAT HILL BICHOLI MARDANA BEHIND PRESIDENT PARK HOTEL INDORE INDORE-452016 MADHYAPRADESH 3. NUTAN PANGANKAR 30-31 RITU RAJ VILLA SOCIETY SAMPAT HILL BICHOLI MARDANA BEHIND PRESIDENT PARK HOTEL INDORE INDORE-452016 MADHYAPRADESH 4. AJAY PANGANKAR 30-31 RITU RAJ VILLA SOCIETY SAMPAT HILL BICHOLI MARDANA BEHIND PRESIDENT PARK HOTEL INDORE INDORE-452016 MADHYAPRADESH	All That Piece And Parcel Of Flat No 102, First Floor, Rituraj Business Centre At Land Bearing Survey No 196/2 Part At Village Bicholi Mardana Tehsil And District Indore Super Built Up Area 793 Sq Ft, North - Open, South - Corridor, East - Prakashshi No 103, West - Prakashshi No 101 Possession Status -Symbolic Possession	18.05.2026	Rs.2441768.5/- (Rupees Twenty Four Lakhs Forty One Thousand Seven Hundred Sixty Eight and Paise Fifty Only) as of 13.05.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 5947500/- (Rupees Fifty Nine Lakh Forty Seven Thousand Five Hundred Only) EMD - 5947500/- (Rupees Five Lakh Ninety Four Thousand Seven Hundred Fifty Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 1ND F 14 cross road building behind vijay nagar police station vijay nagar square Indore-452010 LOANACCOUNT NO. 61677540 1. Balaji Metal Scrap , Plot No. 5 Shipraji Baag Cal Road Indore Indore Indore-452001 Madhya Pradesh, And Also Plot No. 40 Of Pulk City Sector-b Al Village Nihalpurmundi Tehsil & District Indore Indore-452001 2. Nisha Maheshwari , House No. 40 B Pulk City Rau Indore Indore Indore-452001 Madhya Pradesh 3. Deepil Maheshwari , House No. 40 B Pulk City Rau Indore Indore Indore-452001 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES ALL PIECE AND PARCEL OF PLOT NO.40 OF "PULK CITY" SECTOR-B AT LAND BEARING SURVEY NO.795/1, 798/9/1, 796/2, 796/4, 794/2, 788/1/2, 788/1/2, 791/11, 790/1/3, 788/1/3, 788/1/5, 788/1/6, 790/2, 798/1/1, 791/2, 794/1, 796/1, 797/2, 798/1/2, 800/2, 803/1, 795/2, 796/1, 797/1, 788/1/1, 799/3/3, 800/1, 788/1, 788/1, 788/1, 790/1, 791/3, 794/3, 801 & 277 AT VILLAGE NIHALPURMUNDI, TEHSIL & DISTRICT INDORE, PLOT AREA 110/50 SQ.FT. North - PLOT NO.41, South - PLOT NO.39, East - ROAD, West - OTHER PLOT Possession Status -Symbolic Possession Done	20.04.2026	Rs.6149304.27/- (Rupees Sixty One Lakhs Forty Nine Thousand Three Hundred Four and Paise Twenty Seven Only) as of 15.04.2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 9075000/- (Rupees Ninety Lakh Seventy Five Thousand Only) EMD - 9075000/- (Rupees Nine Lakh Seven Thousand Five Hundred Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
HDB FINANCIAL SERVICES LTD. 202 ,9/1/2 , 3rd Floor Khandelwal Business Park-2 ,Near TI Mall , Mahatma Gandhi Road , South Tukoganj Indore (M.P.) 452001 LOANACCOUNT NO. 61457541 1. Shree Balaji Enterprises , Ground Floor 1475/11 Nanda Nagar Indore Indore Indore-452001 Madhya Pradesh, And Also House No.920 At Nehru Nagar Indore Indore Indore-452001 2. Rachina Pathak , 90/9 Nehru Nagar Indore Indore Indore-452001 Madhya Pradesh 3. Mukesh Pathak , 382/9 Nehru Nagar Indore Indore Indore-452001 Madhya Pradesh	ALL THAT PIECE AND PARCEL OF A RESIDENTIAL PROPERTY IS SCHEDULE OF THE SECURITIES All That Piece And Parcel Of Property Part Of House Situated At House No. 64 New Municipal Part Of House Situated At House No. 64 New Municipal Part Of House No. 64 New Municipal Part Of House No. 68, 70 And 71 Kalakhet Gaudan Nagar Road No 04 Ward No 17 Nagar Palika Ward No 18 Mandasur, Tehsil And District Mandasur, Total Area 300 Sq Feet 27 Sq Mtr, East- SALLER LAND, WEST HOUSE OF JHAMAK SAKHLA, NORTH : HOUSE OF RUPSINGH JI MALLI, SOUTH: ROAD Possession Status -Symbolic Possession	16-08-2025	Rs.8234523.51/- (Rupees Eighty Two Lakh Thirty Four Thousand Five Hundred & Twenty Three - Paise Fifty Only) as of 11.08.2025 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Suresh Kumar Sandilya Mobile No:- 09755039252 Gopal Sengar Mobile No:- 09752080771	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 18670960/- (Rupees One Crore Eighty Six Lakh Seventy Six Thousand Nine Hundred Sixty Only) EMD - 18670960/- (Rupees Eighteen Lakh Sixty Seven Thousand Six Hundred Ninety Six Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.
(10) HDB FINANCIAL SERVICES LTD. PACIFIC TOWER SECOND FLOOR CITY CENTER GWALIOR NEAR BANDHAN BANK, MADHYA PRADESH 474002 LOANACCOUNT NO. 29907551, 43204354 LINKED BY UNIQUE ID NUMBER 60711641 1. Fit And Fit Collection , Fit And Fit Collection Kalakhet Gaudan Nagar Road No 04 Mandasur Mandasur-458001 Madhya Pradesh, And Also Property Part Of House Situated At House No. 64 New Municipal Part Of House No. 69 70 & 71 Kalakhet Gaudan Nagar Road No 04 Mandasur Mandasur-458001 2. Irfan Khan , 358 Mewatpura Madarpura Ward No 34 Mandasur Mandasur-458001 Madhya Pradesh 3. Mohammad Ibrahim Kha , 358 Mewatpura Madarpura Ward No 34 Mandasur Mandasur-458001 Madhya Pradesh 4. Vasim Khan , 358 Mewatpura Madarpura Ward No 34 Mandasur Mandasur-458001 Madhya Pradesh 5. Farabee Wo Irfankha , 358 Mewatpura Madarpura Ward No 34 Mandasur Mandasur-458001 Madhya Pradesh	All That Piece And Parcel Of Property Part Of House Situated At House No. 64 New Municipal Part Of House No. 69 70 And 71 Kalakhet Gaudan Nagar Road No 04 Ward No 17 Nagar Palika Ward No 18 Mandasur, Tehsil And District Mandasur, Total Area 300 Sq Feet 27 Sq Mtr, East- SALLER LAND, WEST HOUSE OF JHAMAK SAKHLA, NORTH : HOUSE OF RUPSINGH JI MALLI, SOUTH: ROAD Possession Status -Symbolic Possession	17-11-2025	Rs.686469.6 (Rupees Sixty Eight Lakh Sixty Eight Thousand Four Hundred & Sixty Nine - Paise Fifty Nine Only) as of 12.11.2025 And future contractual interest till actual realization together with incidental expenses, cost and charges etc.	Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@hdbfs.com Karan Singh Mobile No:- 09329558457 Vikas Porwal Mobile No:- 09329558457	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 10950000/- (Rupees One Crore Nine Lakh Fifty Thousand Only) EMD 10950000/- (Rupees Ten Lakh Ninety Five Thousand Only) Submission Date & Time of Auction 15-09-2026 11:00 AM TO 5:00 PM Bid Increase Amount *15,000.00	Auction Date 16-09-2026 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 15 /09/2026 11am to 5 pm.

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorized 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 Authorized 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" AND "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 properties put on auction will be permitted to interested bidders on 15-09-2026 (During Office Hours).

4. The interested bidders shall submit their EMD through Web Portal: <https://bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://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 and 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 IS III (can be downloaded from the Web Portal: <https://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-Net Bidding etc., may contact M/s. C1 India Pvt. Ltd, Plot no-68, 3rd Floor, Sec-44, 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 Authorized Officer: Mr. Kapil Badodhya Mobile No:- 07691929371 Email Id:- la1.jababun@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 15/09/2026 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 Authorized Officer.

6. During the Online Inter-Net 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 will 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 Bid