

Registered Post

Dated: 25.08.2026

1. **JAI MAA KAIMASAN STEEL WORKS**  
SHOP NO. 1 NEAR GYAN STHALY SCHOOL  
SHIVAJI NAGAR JHANSI 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) SSITUATED AT MUAJA JHANSI-284001

And Also

ONE HOUSE NO. 1514 AND NEW NO. 3816 WHICH  
AREA IS 696.04SQFT=64.69SQMT (PART OF ARAZI  
NO.327) SITUTED AT MUAJA JHANSI-284001

2. **BHARTI KUSHWAHA**  
377/2 KHUSHIPURA JHANSI JHANSI-284001  
UTTAR PRADESH
3. **TULSI DAS KUSHWAHA**  
377/2 KHUSIPURA JHANSI JHANSI JHANSI  
JHANSI-284001 UTTAR PRADESH
4. **SANJAY KUSHWAHA**  
377/2 KHUSIPURA JHANSI JHANSI JHANSI  
JHANSI-284001 UTTAR PRADESH  
MADHYA PRADESH

Dear Sir/Madam,

1. We refer to our demand notice dated **16.02.2026** issued by us under section 13(2) of Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002.(hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **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 incidental expenses, cost and charges etc, dues which may fall due till realization thereof until payment in full within 60 (sixty) days from the date of notice, (hereinafter referred as the "Outstanding Amount") and payable by you all pertaining to Loan Account Number **43247347** financial facility disbursed by HDB Financial Services Ltd.(Hereinafter referred as HDBFS) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

2. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding dues and as such, the Authorized officer of HDB Financial Services Limited has taken Symbolic possession of the properties described herein below in **Annexure "A"** (and referred hereinafter as "**Secured Assets**") in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rules 8 & 9 on **15-05-2026**

3. After taking Symbolic possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure "A" is fixed at Rs.

1,18,30,200/- (Rupees One Crore Eighteen Lakhs Thirty Thousand Two Hundred Rupees Only). Hence, for recovering its legal dues, HDB Financial Services Limited has now proposed to again invite tender/conduct auction after fixing the reserve price. Accordingly has now fixed reserve price i.e .Rs. 1,18,30,200/- (Rupees One Crore Eighteen Lakhs Thirty Thousand Two Hundred Rupees Only).. described herein below in Annexure "A", below which the said Secured Asset as mentioned in Annexure "A" will not be sold and which sale will be on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS".

4. This is to inform you all, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDB Financial Services Limited now proposes to sell the secured asset as mentioned in Annexure "A" by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9 (1), after a period of 30 days from the date of this notice along with the existing encumbrances if any "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" unless we receive the entire outstanding amount along with interest and other charges as demanded in our notice, within the statutory period of 30 days from the date of this notice which please note.

5. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under.

| S.NO | PARTICULARS                      | DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | DATE OF AUCTION                  | 29-09-2026                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2    | TIME OF AUCTION                  | 11:00 AM TO 5:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3    | PLACE OF SUBMISSION OF DOCUMENTS | HDB Financial Services Limited<br>Office: HDB Financial Services<br>First Floor, 407, Mission Compound, Siddheshwar Nagar, Jhansi-284003, Uttar Pradesh<br><br>C1 INDIA PRIVATE LIMITED<br>Mr. Dharani krishna, email id - <a href="mailto:andhra@c1india.com">andhra@c1india.com</a> ; ph.no-9948182222 <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a><br>Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003 |
| 4    | MODE OF AUCTION                  | E-AUCTION THROUGH WEBSITE <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>                                                                                                                                                                                                                                                                                                                                         |

Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 days for sale of the said secured asset.

Post the expiration of the said 30 days, HDB Financial Services Limited shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.

The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

Date:- 25/08/2026

Place:- Indore

HDB Financial Services Limited  
 Authorized Officer



**ANNEXURE - "A"**

| Name and Address of the Borrowers & Loan Account No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amount Outstanding                                                                                                                                                                                                                                            | Description of Mortgage property AND Possession Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reserve Price Fixed (Rs.) & EMD (Rs.) & Last Date Of EMD Submission & Date & Time of Auction                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HDB FINANCIAL SERVICES LTD.</b><br><br>First Floor, 407, Mission Compound, Siddheshwar Nagar, Jhansi-284003, Uttar Pradesh<br><br><b>LOAN ACCOUNT NOS. 43247347</b><br>1. JAI MAA KAIMASAN STEEL WORKS<br>SHOP NO. 1 NEAR GYAN STHALY SCHOOL SHIVAJI NAGAR JHANSI JHANSI-284001 UTTAR PRADESH<br><br>And Also<br>ONE HOUSE NO. 1415 AND NEW NO. 4120 WHICH AREA IS 569.25SQFT 52.90SQMT(PART OF ARAZI NO. 327) SSITUATED AT MUAJA JHANSI-284001<br><br>And Also<br>ONE HOUSE NO. 1514 AND NEW NO. 3816 WHICH AREA IS 696.04SQFT 64.69SQMT (PART OF ARAZI NO.327) SITUTED AT MUAJA JHANSI-284001<br><br>2.BHARTI KUSHWAHA<br>377/2 KHUSHIPURA JHANSI JHANSI-284001 UTTAR PRADESH<br><br>3. TULSI DAS KUSHWAHA<br>377/2 KHUSIPURA JHANSI JHANSI JHANSI JHANSI-284001 UTTAR PRADESH<br><br>4.SANJAY KUSHWAHA<br>377/2 KHUSIPURA JHANSI JHANSI JHANSI JHANSI-284001 UTTAR PRADESH | 16.02.2026<br><br>Rs.2324380.1/-<br>(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 Incidental Expenses, Cost And Charges Etc | <b>SCHEDULE OF THE SECURITIES I</b><br><br>All that piece and parcel of One house no. 1514 and new no. 3815 which area is 696.04sqht=64.69mt (Part of arazi no. 327) situated at Muaja Boundaries Taipura Shivaji Nagar Tehsil & Distt. Jhansi<br>East - Land of Gupta Ji<br>West - Road 40 feet<br>North- amba bhawan After that park<br>South - house of shanti devi<br><br><b>SCHEDULE OF THE SECURITIES II</b><br><br>All that piece and parcel of One house no. 1416 new no 4120 (aarji no 327) and area 569 sqft =52.90sqmt situated at Muaja Taipura aabadi Shivaji Nagar Tehsil & Distt. Jhansi<br>East - remaining land of seller<br>West - Road 12.19<br>North- remaining land of sale house<br>South - house of shanti devi<br><br>Possession Status-Symbolic Possession | <b>RESERVE PRICE</b><br><br>1,18,30,200/-(Rupees One Crore Eighteen Lakhs Thirty Thousand Two Hundred Rupees Only).<br><br><b>EMD -</b><br><br>1183020/-(Rupees Eleven Lakhs Eighty Three Thousand Twenty Rupees Only).<br><br><b>Auction Date -</b><br><br>29-09-2026<br><br>11:00 AM TO 5:00 PM<br><br><b>LAST DATE OF EMD SUBMISSION ON</b><br><br>28 /09/2026<br><br>11:00 AM TO 5:00 PM<br><br><b>Bid Increase Amount</b><br>*15,000.00 |

For HDB Financial Services Limited

