

Date:25.08.2026.

To,

1. **ARCHANA LADIES SHOPPY AND IMITATION JEWELLERY**
SNO 97/7B SHOP NO 104 TUPE COMPLEX MANJRI BK
MANJARI FARM TALUKA HAVELI PUNE -412307
MAHARASHTRA

And Also

FLAT NO. 24 2ND FLOOR NARAYAN PARK
S. NO. 167/1B/2 + 1B/3 + 1B/5 + 1B/4/1 VILLAGE MANJARI BK.
MANJARI FARM TALUKA HAVELI PUNE-412307

2. **DATTATRAYA R SHINDE**
FLAT NO 24 NARAYAN PARK MAHADEV NAGAR MANJARI BK
MANJARI FARM TALUKA HAVELI PUNE- 412307
MAHARASHTRA
3. **ARCHANA DATTATRAY SHINDE**
FLAT NO 24 NARAYAN PARK MANJARI ROAD MAHADEV
NAGAR MANJRI BK MANJARI FARM TALUKA HAVELI
PUNE-412307 MAHARASHTRA

Dear Sir/Madam,Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **16.01.2026** issued by us under Section 13(2) of the 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.2521454.13/- (Rupees Twenty Five Lakhs Twenty One Thousand Four Hundred Fifty Four and Paise Thirteen Only)** as of **12.01.2026** and future contractual interest till actual realization together with incidental expenses, cost and charges etc. in full within 60 days (Sixty days) from the date of the said notice (hereinafter referred as the "Outstanding Amount") and payable by you all pertaining to Loan Account Number **53441147** 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 Authorised officer of HDB Financial Services Limited has taken actual possession of the properties described herein below in Annexure "A" (and referred hereinafter as "Secured Assets") through The Court Commissioner appointed by Chief Judicial Magistrate Beed as per the order passed by the Honble CJM, Pune in Cri.M.A. No.2957/2026 in exercise of the powers conferred on him under Section 14 of the Act.
3. After taking Physical/Actual 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.30,11,975/- (Rupees Thirty lakh Eleven Thousand Nine Hundred Seventy-Five Rupees Only)**.
4. 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.30,11,975/- (Rupees Thirty lakh Eleven Thousand Nine Hundred Seventy-Five Rupees Only)**, described herein below in Annexure "A" which sale will be on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS".
5. 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.

6. 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	Office: 4th Floor, Geetai Shopping Mall, No. 17-20-27-34, Paud Rd, Gurha Slathia, Ideal Colony, Kothrud, Pune, Maharashtra 411038.
4	MODE OF AUCTION	AUCTION THROUGH WEBSITE https://bankeauctions.com

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.



HDB Financial Services Limited
Authorized Officer

Date:-25.08.2026

Place:-Pune.

For any query, please contact Mr. Kedar Patil, Contact No.9860118039 (Authorised Officer) & at HDB Financial Services Limited.

ANNEXURE - "A"
DESCRIPTION OF IMMOVABLE PROPERTIES

LOT NO	NAME OF THE BRANCH, LOAN ACCOUNT NUMBER & NAME OF THE CUSTOMER	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & POSSESSION STATUS	DEMAND NOTICE DATE	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 LIMITED, HDB FINANCIAL SERVICES LIMITED, 4th Floor, Geetai Shopping Mall, No. 17-34, Paud Rd, Gurha Slathia, Ideal Colony, Kothrud, Pune Maharashtra 411038. LOAN ACCOUNT NO. 53441147 1) ARCHANA LADIES SHOPPY AND IMITATION JEWELLERY SNO 97/7B SHOP NO 104 TUPE COMPLEX MANJRI BK MANJARI FARM TALUKA HAVELI PUNE - 412307 MAHARASHITRA And Also FLAT NO. 24 2ND FLOOR NARAYAN PARK S. NO. 167/1B/2+1B/3+1B/4/1 VILLAGE MANJARI BK. MANJARI FARM TALUKA HAVELI PUNE-412307 2) DATTATRAYA R SHINDE FLAT NO 24 NARAYAN PARK MAHADEV NAGAR MANJARI BK MANJARI FARM TALUKA HAVELI PUNE-412307 MAHARASHITRA 3) ARCHANA DATTATRAY SHINDE FLAT NO 24 NARAYAN PARK MANJARI ROAD MAHADEV NAGAR MANJRI BK MANJARI FARM TALUKA HAVELI PUNE-412307 MAHARASHITRA	SCHEDULE OF THE SECURITIES-I All that piece and parcel of Flat No. 24 admeasuring about 60.03 Square Meters, on the 2ND floor, in the building known as "Narayan Park", which is constructed on the land admeasuring 2410.88 square meters out of land total admeasuring 2757 square meters, out of S.No.167/1B/2+1B/3+1B/5+1B/4/1, situated at revenue village Manjari Bk.Taluka Haveli, District Pune, which is within the local limits of Zilla Parishad Pune Taluka Panchayat Samiti Haveli Grampanchayat Manjari Bk. and within the Registration Sub-Registrar of Taluka Mulshi, District Pune AND BOUNDED AS FOLLOWS - NORTH- Open to sky SOUTH-Staircase EAST-Open to sky WEST-Flat No. 23	16/01/2026 Rs.2521454.13/- (Rupees Twenty Five Lakhs Twenty One Thousand Four Hundred Fifty Four and Paise Thirteen Only) as of 12.01.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR. Kedar Patil, Mobile No: 9860118039 E mail Id:lm.kothrud@hdbfs.com	A/c No. 00210310002 748A/c Name HDBFS GENERAL receipts. IFSC Code- HDFC0000002 I Bank- HDFC BANK LTD Branch- HYDERABA D- LAKDIKAPU I. MICR CODE- 500240002	Rs.30,11,975/- (Rupees Thirty lakh Eleven Thousand Nine Hundred Seventy-Five Rupees Only) EMD Rs.3,01,198/- (RUPEES Three lakh one thousand one hundred and ninety-eight rupees only) Rs.15000/-	29.09.2026 At 11 am to 5 pm WITH UNLIMITED EXTENSION S OF 5 MINUTES AFTER HIGHEST BID OPEN BIDDING GIVEN BY THE PARTICIPANTS. LAST DATE OF EMD SUBMISSION N 28.09.2026 11am to 5 pm.

Date - 25.08.2026



Authorized Officer
 HDB Financial Services Limited.



INLAND SPEED POST DOCUMENT



EY524083935IN

Dely Office & Pincode Manjari Farm S.O.(412307)

Booking Office Kasarwadi S.O (411034)
Counter No. 1, 27-08-2026 12:13:24
GSTNo.27AAAGS1337P1ZV BrgRefID: 2466113427092641278
ChargedWeight(gms) 25 Phy.Weight(gms) 25 Vol.Weight(gms) NA(L NA B NA H:NA)
AmountPaid 55.00(Base Tariff-Rs.47 Tax-Rs.8) (CGST 4.00
SGST:4.00)
ModeofPayment ONLINE PaymentTransactionID

Sender	Receiver
HCB FINANCIAL SERVICES LT Mobile No.1234567890 KOTHRUD	ARCHANA D SHINDE Mobile No.1234567890 MANJARI BK
PUNE MAHARASHTRA-411038	PUNE MAHARASHTRA-412307

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Booking Office Kasarwadi S.O (411034)
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GSTNo.27AAAGS1337P1ZV BrgRefID: 2466113427092641278
ChargedWeight(gms) 20 Phy.Weight(gms) 20 Vol.Weight(gms) NA(L NA B NA H:NA)
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PUNE MAHARASHTRA-411038	PUNE MAHARASHTRA-412307

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AmountPaid 55.00(Base Tariff-Rs.47 Tax-Rs.8) (CGST 4.00
SGST:4.00)
ModeofPayment ONLINE PaymentTransactionID

Sender	Receiver
HCB FINANCIAL SERVICES LT Mobile No.1234567890 KOTHRUD	DATTATRAY SHINDE Mobile No.1234567890 MANJARI BK
PUNE MAHARASHTRA-411038	PUNE MAHARASHTRA-412307

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Booking Office Kasarwadi S.O (411034)
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GSTNo.27AAAGS1337P1ZV BrgRefID: 2466113427092641278
ChargedWeight(gms) 25 Phy.Weight(gms) 25 Vol.Weight(gms) NA(L NA B NA H:NA)
AmountPaid 55.00(Base Tariff-Rs.47 Tax-Rs.8) (CGST 4.00
SGST:4.00)
ModeofPayment ONLINE PaymentTransactionID

Sender	Receiver
HCB FINANCIAL SERVICES LT Mobile No.1234567890 KOTHRUD	ARCHANA LADIES SHOPY Mobile No.1234567890 MANJARI FARM
PUNE MAHARASHTRA-411038	PUNE MAHARASHTRA-412307

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