

Dated: - 31/08/2026

HDB Financial Services Limited
3rd and 4th Floor, Hemalatha Mansion,
7-1-397/111 & 112, S R Nagar,
Hyderabad - 500 038, Telangana.
Web : www.hdbfs.com
CIN - L65993GJ2007PLC051028
Email : customer.support@hdbfs.com

1. **FIGHT 4 FITNESS**
FIRST FLOOR, SHREE PANCHVILLA
TOWER SHOP NO 1 & 3, VALLABH
TOWER, MEM NAGAR ROAD,
MEMNAGAR AHMEDABAD
AHMEDABAD-380052 GUJARAT

And Also

COMMERCIAL SHOP NO.1 1ST FLOOR
SHREE PANCHVILLA TOWER
JAYANTNAGAR COHSL VIBHAG-3 SURV
45,46 & 47 TPS 1 FP 84 AHMEDABAD-
380052

2. **SHANTABAI LOHAR**
A-502 LA -GARICYA NR VIVEKANAD
CHOWK NR ELITE -32 AHMEDABAD
CITY AHMEDABAD-380052 GUJARAT
3. **LOHAR MAHESHKUMAR SUNDARLAL**
A-502 LA -GARICYA NR VIVEKANAD
CHOWK NR ELITE -32 AHMEDABAD
CITY AHMEDABAD-380052 GUJARAT

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property through e-auction dated 06/10/2026.

We refer to our Demand Notice dated 16/02/2026 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.29771020.83/- (Rupees Two Crores Ninety Seven Lakhs Seventy One Thousand Twenty and Paise Eighty Three Only) AS OF 11/02/2026 dues which may fall due till realisation 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- 59204617 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.

1. 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 Ltd. 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 dated -09-06-2026.

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2. After taking **Physical possession** of the secured assets, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of reports of the valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure "A" is fixed at and **RS. 3,15,00,000/- (RUPEES THREE CRORES FIFTEEN LAKH ONLY,)**.
3. 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. 3,15,00,000/- (RUPEES THREE CRORES FIFTEEN LAKH ONLY,)**.described herein below in Annexure "A", below which the said Secured Asset as mentioned in Annexure "A" will 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 assets 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 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	06/10/2026
2	TIME OF AUCTION	10:30 AM to 04:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	C1 INDIA PRIVATE LIMITED, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003 , Mr. Dharani krishna, email id - andhra@c1india.com ; support@bankeauctions.com ph.no-9948182222.
4	MODE OF AUCTION	E-AUCTIONTHROUGH 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 assets.

Post the expiration of the said **30 days**, HDB Financial Services Limited shall be entitled to sell the said secured assets 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 Sub Section 8 of Section 13 of the Act, in respect of time available to redeem the secured assets.

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ANNEXURE – "A"
DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

NAME OF THE BRANCH &ACCOUNT	RTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE AND POSSESSION STATUS	DEMAND NOTICE DATE	AUTHORIZED OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	DATE OF E-AUCTION
		OUTSTANDING AMOUNT (SECURED DEBT)	FOR PROPERTY INSPECTION AND OTHER QUERIES		EMD	TIME OF E-AUCTION
					BID INCREASE AMOUNT	EMD SUBMISSION DATE
101, First Floor, Vrushakruti Corspace Building,Opp. Westside Shop, Nr. Shyamal Cross Road,Ahmedabad - 380015 LOAN ACCOUNT NO.- 59204617 1.FIGHT 4 FITNESS, 2.SHANTABAI LOHAR, 3.LOHAR MAHESHKUMAR SUNDARLAL ALL R/O: FIRST FLOOR, SHREE PANCHVILLA TOWER SHOP NO 1 & 3, VALLABH TOWER, MEM NAGAR ROAD, MEMNAGAR AHMEDABAD AHMEDABAD-380052 GUJARAT, & COMMERCIAL SHOP NO.1 1ST FLOOR SHREE PANCHVILLA TOWER	PROPERTY schedule- All That Piece And Parcel Of Commercial Property bearing Shop No. 1 on 1st Floor, in the Scheme Known as "Shree Panchvilla Tower", Jayantnagar Co. Op. Housing Society Ltd. Vibhag-3, situated at Survey No. 45, 46& 47, TPS No. 1, FP No. 84, Mouje: Memnagar, Taluka: Ghatlodiya, District & Sub District	16/02/2026 29771020.83 /- (Rupees Two Crores Ninety Seven Lakhs Seventy One Thousand Twenty and Paise Eighty Three Only) PERTAINING TO LOAN ACCOUNT NO. 59204617 AS ON 11/02/2026 WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM 11/02/2026 UNTIL	DHARMVEER POONIA CONT NO. 9664046604. (FOR PROPERTY INSPECTION AND OTHER QUERIES) , Mr. Ramkaran Mishra CONT NO. 7600116009 MR. PRASHANT MAKHECHA CONT NO. 7600800900 EMAIL ID:- prashant.makhecha@hdbfs.com MR. Ishan Upadhyay cont no. 990401089 4	MODE OF PAYMENT : ONLY DEMAND DRAFT	RESERVE PRICE :- -RS. 3,15,00,000/- (RUPEES THREE CRORES FIFTEEN LAKH ONLY). EMD PRICE:- -RS. 31,50,000 /- (RUPEES THIRTY ONE LAKH FIFTY THOUSAND ONLY)	E-AUCTION DATE :- 06/10/2026 AT 10:30 AM TO 04:00 PM EMD SUBMISSION DATE :- 05/10/2026

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JAYANTNAGAR COHSL VIBHAG-3 SURV 45,46 &47 TPS 1 FP 84 AHMEDABAD-380052, & A-502 LA -GARICYA NR VIVEKANAD CHOWK NR ELITE -32 AHMEDABAD CITY AHMEDABAD- 380052 GUJARAT GUJARAT	Ahmedabad. (Admeasuring about 334.4509 Sq. Mtrs. i.e. 3600 Sq. Ft.). Boundaries- North- Shop No. 2 & 3, South- Margin then Parking East - Main Road, West- Margin then Panchvilla Bungalow POSSESSION STATUS:- PHYSICAL POSSESSION	PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE				
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 Authorized Officer
 HDB Financial Services Limited

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