

Registered Post**Dated: 22.09.2026**

1. **UNNATI SAREES**
MAHARAJA HOTEL KE SAMNE NEW ROAD
SHAJAPUR SHAJAPUR-465001 MADHYA
PRADESH

And Also
RESIDENTIAL CUM COMMERCIAL HOUSE NO. 35&
CONSTRUCTED SHOP SITUATED IN WARD NO.06
(NEW NO. 08) AT ABDUL KALAM AJAD MARG,
SHAJAPUR-465001
2. **SANJAY SOLANKI**
MAKAN N 35/2, WN 9 LAL KHIDKI SHAJAPUR
SHAJAPUR-465001 MADHYA PRADESH
3. **MANOJ SOLANKI**
MAKN NO 35/2 WARD 9 LAL KHIDKI SHAJAPUR
SHAJAPUR-465001 MADHYA PRADESH
4. **RAJENDRA SOLANKI**
MAKN N 35/2, WARD N9 LAL KHIDKI SHAJAPUR
SHAJAPUR-465001 MADHYA PRADESH
5. **NIRMALA RAJENDRA**
MAKN NO35/2 WARD NO9 LAL KHIDKI SHAJAPUR
SHAJAPUR-465001 MADHYA PRADESH

Dear Sir/Madam,

1. We refer to our demand notice dated 16.08.2025 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.3249417.04/- (Rupees Thirty Two Lakh Forty Nine Thousand Four Hundred & Seventeen - Paise Four Only)** as of **11.08.2025** 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 **42407798**, 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 03-11-2025

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. 34,03,044 /- (Rupees Thirty Four Lacs Three Thousand Fourty Four 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. 34,03,044 /- (Rupees Thirty Four Lacs Three Thousand Fourty Four 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 15 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 15 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	13-10-2026
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services Limited Office: HDB FINANCIAL SERVICES LTD TANKI CHOURAHA NEAR BY SAI MANDIR IN FRONT OF SP BANGLOW 1ST FLOOR SHAJAPUR 465001 MADHYA PRADESH C1 India PVT LTD Mr. Dharani krishna, email id - andhra@c1india.com ; ph.no- 9948182222, E-MAIL ID: support@bankeauctions.com , SUPPORT HELPLINE NUMBERS :V91-7291981124/25/26, E-MAIL ID: support@bankeauctions.com Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003
4	MODE OF AUCTION	E-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 15 days for sale of the said secured asset.

Post the expiration of the said 15 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:- 22.09 .2026

Place:- SHAJAPUR
HDB Financial Services Limited

Authorized Officer



NAME OF THE BRANCH &	MORTGAGE PROPERTY	DEMAND	AUTHORIZED OFFICER'S	EMD	RESERVE	DATE OF E-
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ACCOUNT DETAILS	DESCRIPTION, WHICH IS UNDER AUCTION SALE AND POSSESSION STATUS	NOTICE DATE	DETAILS		SUBMISSION ACCOUNT DETAILS	PRICE		AUCTION	
			FOR PROPERTY INSPECTION AND OTHER QUERIES			EMD	TIME OF E-AUCTION		
		OUTSTANDING AMOUNT (SECURED DEBT)				BID INCREASE AMOUNT	EMD SUBMISSION DATE		
1. HDB FINANCIAL SERVICES LTD TANKI CHOURAHA NEAR BY SAI MANDIR IN FRONT OF SP BANGLOW 1ST FLOOR SHAJAPUR 465001 MADHYA PRADESH. LOAN ACCOUNT NO. <u>42407798</u> 1.UNNATI SAREESMAHARAJA HOTEL KE SAMNE NEW ROAD SHAJAPUR SHAJAPUR-465001 MADHYA PRADESHand AlsoRESIDENTIAL CUM COMMERCIAL HOUSE NO. 35& CONSTRUCTED SHOP SITUATED IN WARD NO.06 (NEW NO. 08) AT ABDUL KALAM AJAD MARG, SHAJAPUR-4650012.SANJAY SOLANKIMAKAN N 35/2, WN 9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH3.MANOJ SOLANKIMAKN NO 35/2 WARD 9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH4.RAJENDRA SOLANKIMAKN N 35/2, WARD N9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH 5.NIRMALA RAJENDRAMAKN NO35/2 WARD NO9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH	1 MORTGAGE PROPERTY:- 2. All The Piece And Parcel Of Residential Cum Commercial House No. 35 & Constructed Shnn Situating in Ward Nu. 06 (New No. 08) at Abdul Kalam Ajad Marg, City Shajapur (M.P) 465001. Size Length (East-West) 51.00 Ft. (15.54 Mtr.) Width (North-South) 11.30 Ft. (3.45 Mtr.) Total 576.3 Sq Ft. (53.55 Sq Mtr.) North; House of Shri Manohar Rathore. South ;House of Smt Dhulibai. East ;Abdul Kalam Ajad Marg. West ;Aam Raasta. POSSESSION STATUS- PHYSICAL POSSESSION	16.08.2025 Rs.3249417.04/- (Rupees Thirty Two Lakh Forty Nine Thousand Four Hundred & Seventeen - Paise Four Only) as of 11.08.2025UNTI L PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	MR. VAIBHAV BAKSHI NO.-8966007476(COLLEC TION MANAGER) Mr. SUNIL VISHWAKARMA EMAILID:- sunil.vishwakarma@hdbfs.c om MOBILE NO. 8600375505 (PROPERTY INSPECTION AND OTHER QUERIES)	MOD E OF PAY MEN T : ONLY DEM AND DRAF T / RTGS / NEFT	RESERVE PRICE :- 34,03,0 44 /- (Rupees Thirty Four Lacs Three Thousand Forty Four rupees Only) EMD PRICE:- RS. 340305/- (Rupees Three Lakhs Forty Thousand Three Hundred Five rupees Only) BID INCREASE AMOUNT- 15000/-	Date of E- Auction- 13- 10-2026 AT. 10:30 AM TO 04:00 PM EMD SUBMISSION DATE :- 12/10/2026			