INDUSIND BANK LIMITED

IndusInd Bank

FRR Dept, 11th Floor, Tower 1, One World Centre, 841, Senapati Bapat Marg, Prabhadevi, Mumbai 400013

APPENDIX- IV-A [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of **IndusInd Bank Limited** Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 20-Feb-2026,** for recovery of **Rs. 30,83,528.62 (Rupees Thirty Lacs Eighty Three Thousand Five Hundred Twenty Eight and Sixty Two Paise) as on 31-Jan-2026**, due to IndusInd Bank Limited, the Secured Creditor from M/s Shree Ganesh Sabji Bhandar and the Guarantors/Mortgagor Mr. Avdesh Kumar Shukla, and Mrs Shweta Shukla. The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 12-Feb-2026, As per details mentioned below.

DESCRIPTION OF IMMOVABLE PROPERTY

Lot No	Description of secured assets	Known Encumbrances	Reserve Price (Lacs)	EMD (Lacs)	Time of Inspection
1	Flat No 203, Divya Apartment, plot no 23, KH.NO.119,120, eastern industrial area, Chikhali (Deo), Nagpur- 44008	NIL	Rs. 18.90 lakhs	Rs. 1.89 lakhs	12-Feb-2026 (11:30 AM till 12:30 PM)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. **www.indusind.com** or website of service provider i.e. **www.bankeauctions.com**. For further details please contact Authorised Officer **Ms. Atreyi Das on 9601621197 / atreyi.das@indusind.com OR bank Officer Mr. Kamal Mishra on 09819820760/ mishra.kamal@indusind.com.**

Date: 05.02.2026 **Sd/- Authorised Officer**
Place: Mumbai

Bank of India

Relationship beyond banking

Vidarbha Zone: Plot No. 2072, Second Floor, Sumati Palace, Opp.Mahavir Garden, Ramnagar, Wardha-442001 Tel : 07152-245337, 245338 Email: zo.vidarbha@bankofindia.bank.in

APPENDIX-IV [SEE RULE-8(1)] THE SECURITY INTEREST (ENFORCEMENT) ACT,2002

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the authorised officer of the Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules 2002 issued a demand notice on the date mentioned below calling upon the Borrower to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the said rules on the date mentioned below.

The borrower in particular and the public in general is here by cautioned not to deal with the property and any dealing with the property will be subject to the charge of Bank of India for the amount mentioned below and further interest and expenses thereon.

The Borrower's attention is invited to provisions of Sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of the Borrower & Branch	Amount Outstandings	Date of Demand Notice	Date of possession	Description of the property
Branch : Nachangaon Borrower/Mortgagor : Mr.Pratik Prakash Lonkar	Rs. 11,04,271.14 + Intt. + Other Charges	20.11.2025	03.02.2026	All piece and parcel on land situated at Plot No.21 Survey No.363/2 admeasuring 175.00 Sq meter, Mouza Nachangaon, Deshpande Layout, Near Tukdoji Maharaj Temple, Panchdhara Road, Nachangaon Tah. Deoli and Dist Wardha-442306 in the name of Mr. Pratik Prakash Lonkar. Bounded By: East-Plot No.22, West-Plot No.20, North - Layout Road, South-Plot No.13

Dt.05.02.2026 ***Chief Manager & Authorised Officer, Bank of India***

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola — Enter a better life

Corporate Office: "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032.

Branch Address: Branch Office:- : Cholamandalam Investment and Finance Company Limited, Ground Floor, Gandhi Complex, Near Shivaji Statue, Near ICICI Bank, Wardha – 442001

[Rule 8 (1)] POSSESSION NOTICE [For Immovable Property]

Whereas, the undersigned being the Authorised Officer of **M/s. Cholamandalam Investment And Finance Company Limited,** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13[12] read with Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has **taken Symbolic Possession** of the properties mortgaged with the Company described herein below of the Columns on the respective dates mentioned in Column [E] in exercise of the powers conferred on him under Section 13[4] of the Act read with Rule 8 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned below and any such dealings will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount mentioned in Column [D] along with interest and other charges. Under section 13 [8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

Sl. No. [A]	Name And Address of Borrower & Loan Account No. [B]	Date of Demand Notice [C]	Outstanding Amount [D]	Date of Possession [E]
1	Loan Account No's: X0HEWAR00002593126 :- 1. **Gopaldas Brijlal Vidhawani (Applicant),** Brijgopal, Nagpur Road, In front of Indira Gandhi Statue, Wardha, Tah. & Dist. Wardha, Maharashtra-442001. **2. Hiralal Rameshlal Widhwani (Co_Applicant), 3. Rahul Gopaldas Vidhwani (Co_Applicant), 4. Pushpa Gopaldas Vidhwani (Co_Applicant),** No.2,3 & 4 are at: Brijgopal, Plot No.01, Nagpur Road, Opp. Kesrimal School, Seloo, Wardha, Maharashtra-442001. **5. Rameshlal Brijlal Vidhawani (Co_Applicant), 6. Meeradevi Rameshlal Vidhwani (Co_Applicant), 7. Rahul Gopaldas Vidhwani (Co_Applicant),** No.5 to 7 are at: Brijgopal, Plot No.01, Nagpur Road, In front of Indira Gandhi Statue, Wardha, Maharashtra-442001. **8. Brijlal and Sons (Co_Applicant),** 01, Nagpur Road, Socialist Chowk, Main Road, Wardha, Maharashtra-442001. **9. Pushpa Gopaldas Vidhwani (Co_Applicant)**, Brijgopal, Plot No.1, Nagpur Road, Tal. & Dist. Wardha, Maharashtra-442001.	29-10-2025	Rs.2,14,31,143.37 as on 27-10-2025 and interest thereon	31-01-2026

DESCRIPTION OF THE IMMOVABLE PROPERTY: All the Piece and Parcel of the House Bearing Municipal No.44 & 44/1 (New No.45) in Ward No.10 (New No.31) situated on Nazul Plot No.2601, Bhumapan Nazul Sheet No.16-A, Mauza No.255, Mauza Wardha, Area 146.3 Sq.Mtr. Which Is **Bounded as: On the East:** Wardha-Nagpur Main Road, **On the West:** Galli & thereafter House of Shri. Ghade, **On the North:** House of Shri Mashankar, **On the South:** House of Shri Wakare

Date: 31-01-2026 **Sd/- Authorised Officer**
Place: Wardha **M/s. Cholamandalam Investment and Finance Company Limited**

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

AUTHUM

Corporate Office:- The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west),Mumbai-400028 (Maharashtra)
Branch Office: C/o. Mybranch Service Pvt. Ltd. Block No 101 Salasar Park, 1st Floor, House No 552, Plot No. G-121/1, Gore Peth Road, Above Canera Bank , Dharmapeth, Nagpur - 440010

NOTICE OF SALE THROUGH PRIVATE TREATY

That is pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited ("RCFL")and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024), **having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai- 400028 (Maharashtra) and Branch Office at:- Branch Office: C/o. Mybranch Service Pvt. Ltd. Block No 101 Salasar Park, 1st Floor, House No 552, Plot No. G-121/1, Gore Peth Road, Above Canera Bank , Dharmapeth, Nagpur-440010** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

The undersigned being Authorized Officer of Authum Investment & Infrastructure Limited ("AIIL") hereby inform that Borrower's **Shakil Khan, Farida Shakil Khan, Naim Khan, Kalim Azim Khan, Tasnim Kalim Khan** have availed financial facility/ies and agreed under the terms and conditions of the **Loan A/c No. RHHTNAG000029613 & RHHLNAG000029209.** Due to the default committed by the borrowers, the undersigned has constrained to invoke the provisions of SARFAESI Act,2002 by issuance of demand notice dated 27th Dec 2022 for Rs. 37,74,216/- (Rupees Thirty Seven Lakh Seventy Four Thousand Two Hundred & Sixteen Only) and thereby, has taken possession of the property as per Act dated 24th Jun 2024.

The scheduled property had put on public auction under the SARFAESI Act on several time, however, same could not be succeeded, hence, an offer of purchase Immovable Secured Assets Under Rules 8 (5) (d) Of The Security Interest (Enforcement) Rules, 2002, By Way Of Private Treaty under the provisions mentioned in Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read along with Section 13(8) of the Security Interest (Enforcement) Rules, 2002, has been received and undersigned has accepted the same as per the agreed terms.

It is informed to the Public at large that the Authorized Officer has decided to sell the below mentioned property through private treaty on 23rd Feb 2026 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the Security Interest (Enforcement) Rules, 2002, for recovery of secured debts as per below mentioned details. The Property to be sold on "As is Where is" and "As is Whatever there is basis" and on without recourse basis. If anyone has any objection/s or better offer than the offered, the number may approach the undersigned on or before **21st Feb 2026 till 05.30 PM.** No objection or offer will be entertained, thereafter.

Name of Borrower/ Guarantor	Property / Security Interest details	Total O/S as on date	Agreed Price (Rs.)	Date of Sale
1) Shakil Khan 2) Farida Shakil Khan 2) Naim Khan 3) Kalim Azim Khan 4) Tasnim Kalim Khan	All that piece and parcel of the residential property bearing plot no. 25 Parvati Nagar NMC H Number 210/A/ P H No. 39, R N Mandal Pardi, Ward No. 16, CTS no. 5869 Sheet No. 30, Mauza Babulkheda, Nagpur, Maharashtra 440027.	Rs. 60,47,502.08/- (Rupees Sixty Lakhs Forty Seven Thousand Five Hundred Two and Eight Paisa Only) as on dated 24th Jan, 2026.	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)	23rd Feb 2026

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1) Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2) The purchaser will be required to deposit total sale consideration price on the same day of receipt of Bank's acceptance of offer for purchase of property.
3) The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
4) The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5) The purchaser must bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
6) Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
7) The validity of the offer is till 21st Feb 2026 and post that Authum Investment & Infrastructure Limited. shall have to right to forfeit the deposit without any prior intimation.

Place: Nagpur. [Authorized Officer]
Date: 03rd Feb 26 For Authum Investment & Infrastructure Limited.

Central Bank Of India

सेन्ट्रल बैंक ऑफ इंडिया

Regional Office : 2nd Floor, Oriental Building, LIC Square, Regional Office, Nagpur. 0712-2548500/2527678

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT 2002)

APPENDIX-IV-A SEE PROVISO TO RULE 8(6)

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES ON 20.02.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Immovable Property Mortgaged/Charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on **20.02.2026** through online portal **https://BAANKNET.com** for recovery of amount due to secured creditor bank. The Reserve Price & EMD and other details are in below table. For Detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in.

DESCRIPTION OF IMMOVABLE PROPERTIES/IES

Branch	Name of Borrower & Guarantor	Amount of Demand & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price / EMD / Bid Increment Amt	Contact Number of Branch Manager
Adyar Branch	Mr. Harshavardhan Sahadev Ganvir	Rs. 415262.08/- As on Date 30/09/2024 and intereset and other charges from 01/10/2024	Non Agriculture Land(Plot) in Mouja Adyar, T. S. No.2, R.N.M. Adyar, Gram Panchayat Adyar, Panchayat Samiti Pauni, Tehsil Pauni, Zilla Parishad Bhandara, District Bhandara, N.S.D. Pauni described as under: Mouja :Adyar Gat No : 892/1/32 Area : 195.09 Sq. Mtr. i.e. total 2099.16 Square Feet Non Agriculture land (Plot No. 31) Prabhav Kshetra Code : 16 (As Per Talathi Record) Non Agricultured Land by order No R.M.N.77/N.A.P. 34/2007-2008 dated 11/06/2008 of Court of Hon'ble Sub Divisional Officer, Bhandara Boundries : East : Gaav Talao, West: Layout Road, North: Plot No.30, South: Plot No. 32	13.05.2025 (Physical Possession)	Land Rs. 3,60,000/- Rs. 36,000/- Rs. 10,000/-	(Branch Manager) Mobile No. 7757938679

Date & time of Inspection: 12/02/2026 & 13/02/2026 between 12.00 pm to 4.00 p.m.
Date & time of E-Auction: 20/02/2026 between 12.00 pm to 4.00 p.m. (with auto extension of 10 minutes)

1. Details of Encumbrances over the property as known the Bank: Not Known
2. For participating in the e-auction sale, the intending bidders should register their details with the service provider **https://BAANKNET.com** well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit **https://BAANKNET.com** for educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website: www.centralbankofindia.co.in
3. Bidder will be register on website: **https://BAANKNET.com** and upload KYC documents and after verification of KYC documents by the service provider. EMD to be deposited in Global EMD wallet through NEFT (after generation of Challan from: **https://BAANKNET.com**
4. For the further details contact Central Bank of India, Authorized Officer , Mob No. 7262079444
5. For inspection of the properties kindly contact to branch manager.
6. The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditors.

Date: 05/02/2026 **Sd/- Authorized Officer**
Place: Nagpur **Central Bank of India**

HDB Financial Services Limited

HDB FINANCIAL SERVICES

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Regional Office: 1st Floor, Wilson House, Old Nagardas Marg, Andheri (e) Mumbai-4000069
Branch Office:- HDB Financial Services Limited,317, 1st Floor, Buty Building, Above Boi, R. T Road, Civil Line, Nagpur.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 23/02/2026 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 possession of the following property/ies 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", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis for realization of HDB FINANCIAL SERVICES LIMITED. The sale will be done by the undersigned through e-auction platform provided at the website: **https://www.bankeauctions.com**

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No.	Name of the Branch, Loan Account Number & Namer of The Customer	Mortgage Property Description, Which Is Under Auction Sale & Possession Status	Demand Notice Date / Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price / EMD Amount / Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1.	**HDB FINANCIAL SERVICES LIMITED** **Branch :-** 317, Buty Building, above Bank of India, Ravindranath Tagore Road, Civil Lines, Nagpur.440001 **Loan account No. -: 4323863** **1. Navodaya Arogya Kendra** **At-** Ambapeth, Near Manibai School, Amravati- 444601 **2. Chicken Changeji** **At-**Khan Market,in Frontof Yasoda Dairy, Amravati-444601 **3. Rajendra Ramlalji Panjabi** **At-** Near Manibai Gujrati School, Ambapeth, Amravati-444601 **4. Rajendra Ramlalji Panjabi** **At-** Near Manibai Gujrati School, Ambapeth, Amravati-444601 **5. Navodaya Arogya Kendra At-** Nazul P No.127/11, 2nd Flr, Khan Market Sheet No.67-C, Mouza Amravati, Situated At Amravati, Opp Milk Dairy, Amravati 444601	All the piece and parcel of Thenazul Plot No. 127/11, 2nd Flr Khan Market Sheet No. 67-C Mouza-amravati Situated at Amravati, Opp Milk Dairy Amravati - 444601 Admeasuring Area 1380sq.ft. and Recorded in the Name of Rajendra Ramlalji Panjabi. North - Property of Khan, Sourth- Property of Deshmukh, East -Road, West - Services Line. **Possession Status- Physical Possession**	**20/04/2019** **Rs.1,53,80,362/- (Rupees One Crore Fifty Three Lakhs Eighty Thousand Three Hundred Sixty Two Only) pertaining to loan Account No.4323863** on 15/04/2019 and further contractual interest till actual realization together with incidental expenses, cost and charges etc from 15/04/2019until payment/ realization in full within 60 days (Sixty days) from the date of the said notice .	**Mr. Amit Anil Tamhane** **Mobile No:- 8149777380** **Email Id:- lo.civillinenagpur@hdbfs.com**	**A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 50024000**	***Rs.98,06,130** (Rs. Ninety Eight Lakhs Six Thousand One Hundred Thirty Rupees Only) **Rs.9,80,613/-** (Rupees Nine Lakhs Eighty Thousand Six Hundred Thirteen Only) ***15,000/-**	**24/02/2026 At. 10:30 AM** Till **5:00 PM** With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **Last Date of EMD Submission 23-02-2026**

TERMS & CONDITIONS: The e-Auction is being held on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS" AND "WHATEVER THERE IS"** basis. **1.** To the best of knowledge and information of the Authorised 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/ effecting 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **2.** 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 property/ies put on auction will be permitted to interested bidders on **10-02-2026 to 11-02-2026** (During Office Hours).The interested bidders shall submit their EMD through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com)** through Login ID & Password. The EMD shall be payable through NEFT/RTGS or Demand Draft 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 & 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. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: **https//www.bankeauctions.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-se Bidding etc., may contact **M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129** and for any property related query may contact Area Manager: **MR.Gurvindersingh Timana Mobile No:-8805986282, Email Id: acm1.nagpur@hdbfs.com and Authorised Officer: MR.Amit Tamhane, Mobile No:- 8149777380 E mail Id: lo.civillinenagpur@hdbfs.com** during the working hours from Monday to Saturday. **3.** 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. **23/02/2026 up to 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 Authorised Officer. **4.** During the Online Inter-se 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'll 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 Bidder by the Authorised Officer/ Secured Creditor, after required verification **5.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. **6.** The prospective qualified bidders may avail online training on e-Auction from **M/s.C1 India Pvt. Ltd.** prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor **M/s. C1 India Pvt. Ltd.** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. **7.** The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. **8.** The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. **9.** The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com** before submitting their bids and taking part in the e-Auction . **Special Instructions. 10.**Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Nagpur, Date: 05.02.2026 **SD/- Authorised Officer**
HDB Financial Services Limited

HDB Financial Services Limited

HDB FINANCIAL SERVICES

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Regional Office: 1st Floor, Wilson House, Old Nagardas Marg, Andheri (e) Mumbai-4000069
Branch Office: HDB Financial Services Limited,317, 1st Floor, Buty Building, Above Boi, R. T Road, Civil Line, Nagpur.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 09/03/2026up 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 possession of the following property/ies 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", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis for realization of HDB FINANCIAL SERVICES LIMITED. **Due subject to outcome of S.A.No.1686/2023 Pending before the DRT Nagpur.** The sale will be done by the undersigned through e-auction platform provided at the website: **https://www.bankeauctions.com**

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No.	Name of the Branch, Loan Account Number & Namer of The Customer	Mortgage Property Description, Which Is Under Auction Sale & Possession Status	Demand Notice Date / Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price / EMD Amount / Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1.	**HDB FINANCIAL SERVICES LIMITED** **Branch :-** 317, Buty Building, above Bank of India, Ravindranath Tagore Road, Civil Lines, Nagpur.440001 **Loan account No. -: 1502441** **1. Anand Restaurant** Opposite SBI Near Birla Gate Tapadiya Nagar Akola Maharashtra Akola -444001 **2. Pramila Omprakash Agrawal** Opposite SBI Near Birla Gate Tapadiya Nagar Akola Maharashtra Akola -444001 **3. Sarita Anand Agrawal** Opposite SBI Near Birla Gate Tapadiya Nagar Akola Maharashtra Akola -444001 **4. Omprakash Murlidhar Agrawa** Opposite SBI Near Birla Gate Tapadiya Nagar Akola Maharashtra Akola -444001 **5 Anand Omprakash Agrawal** Opposite SBI Near Birla Gate Tapadiya Nagar Akola Maharashtra Akola -444001 **6. Anand Restaurant** Nazul Plot No. 03,partsheet No. 62-d Mouje Situated At Tapdiya Nagar Opp Sbi Birla Gate No.1 Ramdaspeth Railway Station Akola-444001	"All the piece and parcel of the Nazul Plot No.03, out of Sheet No.62-D Mouje Situated at Kasbe Akola, tq. and Dist. Akola Gate No.1 Total Admeasuring 8395 Sq.ft (779.90 Sq.mts) Out of It, By East-West Division Middle Portion of 117.52 Sq.mtrs.along With Ground Floor Out of Two Storied Building Standing Tehreon..." North - Property of Omprakesh and Purushottam, South- Property of Omprakesh and Purushottam, East -land Left For Common Use, West - House of Mundada **Possession Status- Physical Possession**	**19/06/2019** **Rs.1,34,53,384/- (Rupees One Crore Thirty Four Lakhs Fifty Three Thousand Three Hundred Eighty Four Only) pertaining to loan Account No.1502441** on 18/06/2019 and further contractual interest till actual realization together with incidental expenses, cost and charges etc from 19/06/2019until payment/ realization in full within 60 days (Sixty days) from the date of the said notice .	**Mr. Amit Anil Tamhane** **Mobile No:- 8149777380** **Email Id:- lo.civillinenagpur@hdbfs.com**	**A/c No. 00210310002748 A/c Name HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 50024000**	***Rs.95,31,317.05/-** (Rupees Ninety Five Lakhs Thirty One Thousand Three Hundred Seventeen Rupees and paisa Five Only) **Rs.9,53,132/-** (Rupees Nine Lakhs Fifty Three Thousand One Hundred Thirty Two Only) *** 15000/-**	**10/03/2026 At. 10:30 AM** Till 5 PM With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **Last Date of EMD Submission 09/03/2026**

TERMS & CONDITIONS: The e-Auction is being held on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS" AND "WHATEVER THERE IS"** basis. **1.** To the best of knowledge and information of the Authorised 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/ effecting 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **2.** 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 property/ies put on auction will be permitted to interested bidders on **17-02-2026 to 18-02-2026** (During Office Hours).The interested bidders shall submit their EMD through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com)** through Login ID & Password. The EMD shall be payable through NEFT/RTGS or Demand Draft 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 & 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. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: **https//www.bankeauctions.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-se Bidding etc., may contact **M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129** and for any property related query may contact Area Manager: **MR.Gurvindersingh Timana Mobile No:-8805986282, Email Id: acm1.nagpur@hdbfs.com and Authorised Officer: MR.Amit Tamhane, Mobile No:- 8149777380 E mail Id: lo.civillinenagpur@hdbfs.com** during the working hours from Monday to Saturday. **3.** 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. **09/03/2026 up to 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 Authorised Officer. **4.** During the Online Inter-se 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'll 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 Bidder by the Authorised Officer/ Secured Creditor, after required verification **5.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. **6.** The prospective qualified bidders may avail online training on e-Auction from **M/s.C1 India Pvt. Ltd.** prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor **M/s. C1 India Pvt. Ltd.** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. **7.** The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. **8.** The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. **9.** The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com** before submitting their bids and taking part in the e-Auction . **10. Pursuant to pending S.A.No.1686/2023 pending before the DRT Nagpur,this Sale confirmation shall be outcome of the SA. 11.** 1.Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Nagpur, Date: 05.02.2026 **SD/- Authorised Officer**
HDB Financial Services Limited