

By Registered Post AD / Speed Post

Date: 07.10.2026

To

BHAGWATI SAREE CREATION
13 RATAN SARKARS GARDEN STREET KOLKATTA-700007
And Also
3RD FLOOR FL-302 15/4/A KUMARPARA LANE HOWRAH
LILUAH-711204
And Also
30 SHIVTALLA STREET 3RD FLOOR KOLKATTA-700007
RANJU SINGH
3RD FLOOR FLAT NO 302 15/14/A KUMAR PARA LANE
LILUAH-711204
RAN BAHADUR SINGH
3RD FLOOR FLAT NO 302 15/14/A KUMAR PARA LANE
LILUAH-711204

Subject: Notice for Sale/ Re-auction of the Mortgaged Property (Ref. Loan Account No. 13218607 & 3493580)

Dear Sir/ Madam,

- Please refer to Demand Notice dated 16th February, 2023 issued by HDB Financial Services Limited (hereinafter called HDBFS) 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 the Company had called upon you to pay the dues of Rs.3486632 (Rupees Thirty Four Lakh Eighty Six Thousand Six Hundred & Thirty Two Only) as on 14.02.2023 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. (hereinafter referred as the "outstanding amount") and payable by you all pertaining to loan account number **13218607 & 3493580** within 60 days from the date of the said notice.
- Since you have failed and neglected to pay the amount as demanded in the said notice as such, the Authorised officer of HDBFS has taken 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 Rule 9 of the said Rules.
- This is to inform you that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDBFS now proposes to sell the secured asset as mentioned in Annexure "A" annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 after a period of 15 days from the date of this notice on 'AS IS WHERE IS AND WHATEVER THERE IS' basis, unless we receive the entire outstanding i.e. Rs.58,69,974.53/- (Rupees Fifty-eight lakhs sixty nine thousand nine hundred seventy four and paise fifty- three Only) vide loan no 3453980 and Rs 7,86,115/- (Rupees Seven Lakhs Eighty Six Thousand One Hundred Fifteen only) vide loan no 13218607 as on 07.10.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. (hereinafter referred as the "outstanding amount"). until payment in full within the statutory period of 15 days, which please note.

S.No.	PARTICULARS	DETAILS
1	DATE OF INSPECTION	22.10.2026 - BETWEEN 11:00 AM TO 01:00 PM IST
2	LAST DATE OF DEPOSIT OF EMD AND DOCUMENTS SEALED BID	24.10.2026
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services Ltd- 25 Brabourne Road, Thapar House, Kolkata-700001
4	DATE OF AUCTION	26.10.2026
5	TIME OF AUCTION	10.30 AM TO 11.30AM WITH FURTHER EXTENSION OF 5 MINUTES
6	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE: https://www.bankeauctions.com

(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) Rs.58,69,974.53/- (Rupees Fifty-eight lakhs sixty nine thousand nine hundred seventy four and paise fifty- three Only) vide loan no 3453980 and Rs 7,86,115/- (Rupees Seven Lakhs Eighty Six Thousand One Hundred Fifteen only) vide loan no 13218607 as on 07.10.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc

This is to inform you that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDBFS now proposes to sell the secured asset as mentioned in Annexure "A" annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement)

Rules, 2002 after a period of 15 days from the date of this notice on 'AS IS WHERE IS AND WHATEVER THERE IS' basis, unless we receive the entire outstanding i.e Rs.58,69,974.53/- (Rupees Fifty-eight lakhs sixty nine thousand nine hundred seventy four and paise fifty- three Only) vide loan no 3453980 and Rs 7,86,115/- (Rupees Seven Lakhs Eighty Six Thousand One Hundred Fifteen only) vide loan no 13218607 as on 07.10.2026

For HDB Financial Services Limited

[Signature]
Authorised Officer

Annexure- A

Name of the Borrowers and Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (IN INR) & EMD 1.(IN INR)
BHAGWATI SAREE CREATION 13 RATAN SARKARS GARDEN STREET KOLKATTA-700007	Rs.58,69,974.53/- (Rupees Fifty-eight lakhs sixty nine thousand nine hundred seventy four and paise fifty- three Only) vide loan no 3453980 and Rs 7,86,115/- (Rupees Seven Lakhs Eighty Six Thousand One Hundred Fifteen only) vide loan no 13218607 as on 07.10.2026 and future contractual interest till actual realization together with incidental expenses cost and charges etc.	ALL THAT PIECE AND PARCEL OF THE UNIT/FLAT ON THE 3RD FLOOR MEASURING ABOUT 1376 SQ.FT MORE OR LESS INCLUSIVE 20% SUPER BUILT UP AREA BEING FLAT NO. 302 WITHIN THE SAID. PROPERTY SITUATE AND LYING AT 25, KUMAR PARA LANE, (OLD 15/4/A, KUMAR PARA LANE), P.S- LILUAH, DISTRICT- HOWRAH CONSISTING OF 4 (FOUR) BED ROOMS, 2 (TWO) KITCHEN, 1 (ONE) DINING ROOM, 1(ONE) LIVING ROOM, AND 2 (TWO) TOILET, 1 (ONE) VARANDAH TOGETHER WITH THE PROPORTIONATE SHARE OF LAND CONTAINED AT AND UNDER THE SAID PREMISES AND FURTHER TOGETHER WITH THE COMMON AREAS, BENEFITS, AMENITIES, FACILITIES AND OTHERS THEREOF OF THE BUILDING/S NAMED AS BLOCK "B" And the same is butted and bounded as follows : North- Open to sky East-Open to sky West- Open to sky The said deed Registered IN BOOK -1 CD VOLUME NUMBER 10 PAGE FROM 3827 TO 3853 BEING NO 04990 FOR THE YEAR 2014	Reserve Price (IN INR): Rs <u>30,09,312/-</u> (Rupees Thirty lakhs Nine thousand Three hundred Twelve Only)
And Also 3RD FLOOR FL-302 15/4/A KUMAR PARA LANE HOWRAH LILUAH-711204 And Also 30 SHIVTALLA STREET 3RD FLOOR KOLKATTA-700007 RANJU SINGH 3RD FLOOR FLAT NO 302 15/14/A KUMAR PARA LANE LILUAH-711204 RAN BAHADUR SINGH 3RD FLOOR FLAT NO 302 15/14/A KUMAR PARA LANE LILUAH-711204			EMD Amount (IN INR) : Rs <u>3,00,931/-</u> (Rupees Three Lakhs Nine Hundred Thirty-one only)
Account No. <u>13218607 & 3493580</u>			

For HDB Financial Services Limited

[Signature]
Authorised Officer