HDB Financial Services Limited
Ground Floor, Zenith House,
Keshavrao Khadye Marg,
Opp. Race Course, Mahalaxmi,
Mumbai - 400034.
Tel : 022 - 39586300
Fax : 022 - 39586666
Web : www.hdbfs.com
CIN : U65993GJ2007PLC051028
Email ID : compliance@hdbfs.com

By Registered Post AD / Speed Post

Date: 28-10-2026

1. **MS BABA RAMDEV TILES**
   NOKHA ROAD NO.05 NEAR CINE MAGIC BIKANER 334001

   And Also
   SRIRAMSAR BAS ADMEASURING 1854.010 SQ FT BIKANER RAJ 334001

2. **SARASWATI DEVI OMPRAKASH PAWAR**
   W/O OM PRAKASH 819 DHORA GALI PANWARO KA MOHALLA SHREE RAMSAR
   BIKANER 334001

3. **OMPRAKASH GAMGARAM PAWAR**
   S/O LAKHARAM DHORA PANWARON KI GALI SHRIRAMSAR BIKANER 334001

4. **ASHOK OMPRAKASH PAWAR**
   S/O OMPRAKASH PANWARON KA MOHALLA VILLAGE SHRIRAMSAR BIKANER 334001

5. **SHARVAN OMPRAKASH PAWAR**
   S/O OMPRAKASH PANWARON KA MOHALLA VILLAGE SHRIRAMSAR BIKANER 334001

6. **OMPRAKASH GANGARAM PAWAR**
   SHRIRAMSAR PANWARON KA MOHALLA BIKANER 334001

Subject: Notice for Sale of the Mortgaged Property (Ref. Loan Account Number- 2237906, 3966791

Dear Sir / Madam,

1. It is Mentioned in the above subject that Please refer to Demand Notice dated **27-05-2026** 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.** 53,82,414.75/- (Rupees Fifty Three Lakhs Eighty Two Thousand Four Hundred Fourteen and Paise Seventy Five Only) as of 27.05.2026 **and future contractual interest till actual realization together with incidental expenses, cost and charges etc.** and payable by you all pertaining to loan account number **30095745**, within 60 days from the date of the said notice.

2. . 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 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 Rule 9 of the said Rules.

3. 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 30 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.** 53,82,414.75/- (Rupees Fifty Three Lakhs Eighty Two Thousand Four Hundred Fourteen and Paise Seventy Five Only) as of 27.05.2026 **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 30 days, which please note.

S.No.	PARTICULARS	DETAILS
1	DATE OF INSPECTION	30-11-2026- TIME *12.00 AM TO 01.00PM*
2	LAST DATE OF DEPOSIT OF EMD AND DOCUMENTS SEALED BID	01-12-2026-- TILL 5 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB FINANCIAL SERVICES LTD E-145, Ramesh Marg, Opp Sardar Patel Marg, C-Scheme, Jaipur Rajasthan 302001

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4	DATE OF AUCTION	02-12-2026
5	TIME OF AUCTION	*10.30 AM TO 12.30 PM 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)

For HDB Financial Services Limited

Authorized Officer

Annexure- A

Name of the Borrowers and Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (IN INR) & EMD (IN INR)
1- MS BABA RAMDEV TILES NOKHA ROAD NO.05 NEAR CINE MAGIC BIKANER 334001 And Also:- SRIRAMSAR BAS ADMEASURING 1854.010 SQ FT BIKANER 334001 2- SARASWATI DEVI OMPRAKASH PAWAR W/O OM PRAKASH 819 DHORA GALI PANWARO KA MOHALLA SHREE RAMSAR BIKANER 334001 3-OMPRAKASH GANGARAM PAWAR SO LAKHARAM DHORA PAANWARO KI GALI SHRIRAMSAR BIKANER 334001 4- ASHOK OMPRAKASH PAWAR SO OMPRAKASH PANWARON KA MOHALLA VILLAGE SHRIRAMSAR BIKANER 334001 5- SHARVAN OMPRAKASH PAWAR SO OMPRAKASH PANWARON KA MOHALLA VILLAGE SHRIRAMSAR BIKANER 334001 6- OMPRAKASH GANGARAM PAWAR SHRIRAMSAR PANWARON KA MOHALLA BIKANER 334001 LOAN ACCOUNT NO 2237906, 3966791	Rs.53,82,414.75/- (Rupees Fifty Three Lakhs Eighty Two Thousand Four Hundred Fourteen and Paise Seventy Five Only) as of 27.05.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	SECURITIES/property I - All The Piece And Parcel of The Property Plot Near Sri Ramsar Bass,Bikaner Rajasthan 334004 Property Area 1854.10 Sq Feet, UIT Patta No.1958 dated 06-03-2014 in the name of Omprakash, Property Bounded As: East:H/o Sukha Ram, West:Street, North:H/o Gouri Shankar, South: Raod.	For SECURITIES/property I - Reserve Price (IN INR): Rs.64,40,000 /- (Rupees Sixty Four Lakh Forty Thousand Only) EMD Amount(IN INR) : Rs 6,44,000/- (Rupees Six Lakh Forty Four Thousand Only)

FOR HDB FINANCIAL SERVICES LIMITED

AUTHROISED OFFICER