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

Registered A.D

Date- 26-10-2026

1. **SHREE BALAJI FOOD GRAINS**
   HOTEL CHANDRASHREE OPPSITE MAIN HOSPITAL KHANDWA-450001 MADHYA PRADESH
   And Also
   KHANDWA TARAF KUNBI AREA KNOWN AS MAHATMA GANDHI WARD NO 46 RAGHAV NAGAR COLONY KHASRA NO 413/1 DIVERTED SHEET NO KHANDWA-450001

2. **CHANDA AGRAWAL**
   RAGHAV NAGAR NEAR SHIKSHAK NAGAR KHANDWA MADHYA PRADESH- 450001

3. **ANSHUMAN AGRAWAL**
   HOTEL CHANDRASHREE OPPSITE MAIN HOSPITAL KHANDWA MADHYA PRADESH- 450001

4. **ASHOK KUMAR RATANLAL AGARWAL**
   HOTEL CHANDRASHREE OPPSITE MAIN HOSPITAL KHANDWA MADHYA PRADESH- 450001

5. **NEHA AGRAWAL**
   RAGHAV NAGAR NEAR SHIKSHAK NAGAR KHANDWA MADHYA PRADESH- 450001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property through e-auction dated 30/11/2026

1. We refer to our Demand Notice dated **15.12.2025** 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.**4736878.33/- (Rupees Forty Seven Lakhs Thirty Six Thousand Eight Hundred Seventy Eight and Paise Thirty Three Only)** as of **09.12.2025** and future contractual

interest till actual realisation together with incidental expenses, cost and charges etc. dues which may fall due till realisa2ion 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 **45056674** 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.

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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 Authorised officer of HDB Financial Services Ltd. has taken Physical 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 13/03/2026.

3. 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.4736878.33/-** (Rupees Forty Seven Lakhs Thirty Six Thousand Eight Hundred Seventy Eight and Paise Thirty Three Only).

4. 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. **81,77,635** (Rupees Eighty One lakhs Seventy Seven Thousand Six hundred thirty Five rupees 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".

6. 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 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.

7. 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	30-11-2026 AT. 10:30 AM TO 04:00 PM
2	TIME OF AUCTION	10:30 AM to 04:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	andhra@c1india.com; support@bankeauctions.com 9948182222 C1 INDIA PRIVATE LIMITED, Mr. Dharani krishna andhra@c1india.com; support@bankeauctions.com ph.no-9948182222 C1 INDIA PRIVATE LIMITED, Plot no-68, 3rd Floor, S
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 assets.

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Post the expiration of the said 15 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.

HDB Financial Services Limited

NAME OF THE BRANCH & ACCOUNT DETAILS	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE AND POSSESSION STATUS	DEMAND NOTICE DATE OUTSTANDING AMOUNT (SECURED DEBT)	AUTHORIZED OFFICER'S DETAILS FOR PROPERTY INSPECTION AND OTHER QUERIES	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE EMD BID INCREASE AMOUNT	DATE OF E-AUCTION TIME OF E-AUCTION EMD SUBMISSION DATE
HDB FINANCIAL SERVICES LTD In front of kailash jin,above bank of baroda indore road,khandwa pin-450001 LOAN ACCOUNT NO. 45056674 1. SHREE BALAJI FOOD GRAINS HOTEL CHANDRASHREE OPPSITE MAIN HOSPITAL KHANDWA-50001	MORTGAGE PROPERTY:- RS. SCHEDULE OF THE SECURITIES I All That Piece And Parcel Of Property Situated At Khandwa City Khandwa Taraf Kunbi Area Known As Mahatma Gandhi Ward No 46, Raghav Nagar Colony, Khasra No 413/1 Diverted Sheet No 10 Plot No 14 As Per Le-Out Plot No 22 Area Admeasuring East West 25ft And North South 50 Ft Total Area 1250 Sq Ft Along With Ownership Rights EAST : Plot no 23 WEST : 20 ft colony road NORTH : 25 ft colony road SOUTH : Plot no 21 SCHEDULE OF THE SECURITIES II	**15.12.2025** Rs.473687 8.33/- (Rupees Forty Seven Lakhs Thirty Six Thousand Eight Hundred Seventy Eight and Paise Thirty Three Only) as of 09.12.2025 UNTIL PAYMENT IN FULL	MR. sujeet kumar sandley NO.-9755039252 (COLLECTION MANAGER) Email id cm.khandwa@hdbfs.com MR GOPAL SENGAAR MOB; 97529 80771 Email id acm.indore@hdbfs.com **Mr. Rahul Parkhe** EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041 (PROPERTY INSPECTION AND OTHER QUERIES)	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	RESERVE PRICE :- Rs. 81,77,635 (Rupees Eighty One lakhs Seventy Seven Thousand Six hundred thirty Five rupees Only). EMD PRICE:- RS. **817764**/- (Rupees Eight Lakhs Seventeen Thousand Seven Hundred Sixty Four rupees Only) BID INCREASE AMOUNT-15000/-	Date of E-Auction-30-11-2026 AT. 10:30 AM TO 04:00 PM EMD SUBMISSION DATE :- 27/11/2026

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