ADITYA BIRLA CAPITAL HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I [T] +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com
Branch Office- No. 16/106 1St Floor, Js Tower The Mall, Kanpur, Uttar Pardesh-208001

APPENDIX IV

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Possession Notice (for Immovable Property)

Whereas, the undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a **demand notice dated 18-11-2022** calling upon the borrowers **Ashok Mishra, Mishra Rajeshwari, Sangeeta Mishra,** seeking repayment of the amount mentioned in the notice being of **Rs. 32,21,221.58/- (Rupees Thirty Two Lakh Twenty One Thousand Two Hundred Twenty One and Fifty Eight Paise Only)** 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 and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 **on this 28th Day of October of the year, 2026.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of **Rs. 32,21,221.58/- (Rupees Thirty Two Lakh Twenty One Thousand Two Hundred Twenty One and Fifty Eight Paise Only)** and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All That Piece And Parcel Of Flat Situated On Ground Floor At Part Of House No. 118/236 (Old) And 118/362 (New), Built Over Plot No. 143, Block G.F.W. Area Juhi Scheme No. First, Situated At Kaushalpuri, Kanpur Nagar (U.P.), Measuring Covered Area Of Flat 63.16 Sq. Mtrs., And Undivided Share In The Land 20.27 Sq. Mtrs., And **Bounded As: Boundaries Of Said Flat:- East:** House Built Over Plot No. 144 **West:** Stairs And Other Flat **North:** Road **South:** House Built Over Plot No. 162 Boundaries Of Building:- **East:** House Built Over Plot No. 144, **West:** House Built Over Plot No. 143 **North:** Passage And Plot Of Pawan Gupta Then 30 Feet Road **South:** House Built Over Plot No. 162

Date: 28.10.2026 Authorised Officer
Place: Kanpur Aditya Birla Housing Finance Limited

HINDUJA HOUSING FINANCE LIMITED

HINDUJA HOUSING FINANCE

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015.

Branch Office: 124/O/64, Near Popular Dharam Kanta, Govind Nagar, Kanpur Nagar-208006

Contact details: ZRM: Mr. Umesh Singh Chauhan 9838202386| RLM: Mr. Brajesh Awasthi 9918301885 | RRM: Mr. Pushkar Awasthi 9453043399 Email: Auction@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS MORTGAGED TO HHFL UNDER THE SARFAESI ACT, 2002 READ WITH PROVISO TO RULE 8(8) AND 9(1).

The undersigned, as Authorized Officer of HHFL, has taken possession of the schedule property under Section 14(1) of the SARFAESI Act. Public at large is hereby informed that the secured property described in the Schedule is available for sale through **Private Treaty/Public E-Auction**, on terms agreeable to HHFL, for realization of its dues on an **"AS IS WHERE IS", "AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis.

Standard Terms & Conditions

1. Sale will be conducted strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis. **2.** Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. No interest shall be payable on the EMD. **3.** On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) by the next working day. **4.** Balance 75% of the sale consideration must be paid within 15 days of confirmation of sale. **5.** Failure to remit amounts within stipulated timelines will result in automatic forfeiture of all deposits made, including the initial 10% and the property may be resold without further notice. **6.** If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. **7.** For bids exceeding RS. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-IA of the Income Tax Act. **8.** The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or statutory dues. **9.** Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. **10.** HHFL reserves the right to reject any offer or cancel the auction without assigning reasons. **11.** Auction/bidding shall only be through "online electronic mode" through the website www.bankeauctions.com Or Auction provided by the service provider M/s C1 India Pvt. Ltd., **12.** The bidders may participate from their place of choice through online portal. Secured Creditor/service provider shall not be held responsible for the any internet connectivity issue. **13.** For any details on e-auction prospective bidders may contact the Service Provider M/s C1 India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector - 44, Gurgaon, Haryana-122003 (Contact Person Mr. Mithalesh Kumar, Mobile No. 7080804466, Email: delhi@c1india.com, Email: tn@c1india.com, Prabhakaran.Malaichamy@c1india.com & Support (Helpline) Mobile No. +91-7291981124/25/26, Support Email – Support@bankeauction.com. **14.** For participating in the e-auction sale, the intending bidders should register their name at https://www.bankeauctions.com well in advance and shall get the user ID and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. **15.** For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Hinduja Housing Finance Limited". **16.** Interested parties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents on or before **13.11.2026 till 5.00 p.m. 17.** Successful auction Purchaser shall bear all stamp duty, registration fees, taxes and other statutory expenses related to the mortgaged property. **18.** The Borrowers'/ Mortgagors' right of redemption under Section 13(8) of the SARFAESI Act stands extinguished upon the date of publication of this notice as per the latest judicial mandates. **19.** Sale shall be conducted in accordance with the provisions of the SARFAESI Act and Rules.

SCHEDULE

Description of the Property (Secured Asset): Khata No. 00108 gata no 638 Akbarpur Mati Kanpur, Akbarpur Mati, Kanpur Dehat, Uttar Pradesh, India - 209101 bounded as below; East: 15 ft road, West: 15 ft road, North: Priyanka Singh and Aneeta Devi Plot, South: Vandana Devi Plot
Outstanding amount: Rs. 25,73,899/- (Rupees Twenty-Five Lakhs Seventy-Three Thousand Eight Hundred Ninety-Nine only) as on 21.07.2026
Reserve Price: Rs. 15,00,000/- (Rupees fifteen Lakhs Only) **EMD:** Rs. 1,50,000/-
LOAN NO: (UP/KNP/KANP/A000002470)
Borrowers Name: 1. Mr. Vivek Kumar Shrivastva, **2.** Mrs. Nisha Shrivastva
EMD Deposition Last Date: 13.11.2026 till 1700 hrs.
Date/Time of E-Auction: 14.11.2026, 1100hrs-1300 hrs. **Bid Increase Amount:** Rs. 10,000/-

Date: 30.10.2026, Place: Kanpur Nagar Authorised Officer, Hinduja Housing Finance Limited

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HDB FINANCIAL SERVICES LIMITED

HDB FINANCIAL SERVICES — From the trusted family of HDFC Bank

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Registered Office: Radhika, 2 Nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Branch Office: HDB Financial Services Limited, Khasra No. 47, Opposite Dussehra Ground, Budella, Near Oxford School, Vikaspuri, New Delhi-110018

THE UNDERSIGNED AS AUTHORIZED OFFICER OF HDB FINANCIAL SERVICES LIMITED HAS TAKEN OVER POSSESSION OF THE FOLLOWING PROPERTY PURSUANT TO THE NOTICE ISSUED U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF THE FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 IN THE FOLLOWING LOAN ACCOUNTS WITH A RIGHT TO SELL THE SAME ON "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS"FOR REALIZATION OF COMPANY'S DUES.

1. Borrower/s & Guarantor/s Name & Address 2. Total Due+ Interest From	Description Of The Property	1. Date & Time Of E-auction 2. Last Date Of Submission Of Emd 3. Date & Time Of The Property Inspection	1. Reserve Price 2. Emd Of The Property
1. GOVIND MOHAN AGARWAL Add - 5/83 C -23 SHAKTI NAGAR GOOLAR ROAD ALIGARH-202001 UTTAR PRADESH 2) BABLI B Add 5/83 C -23 SHAKTI NAGAR GOOLAR ROAD ALIGARH-202001 UTTAR PRADESH **Account No.** 2775758 **Rs.1,25,95,460.87/-** (Rupees One Crore Twenty Five Lakh Ninety Five Thousand Four Hundred Sixty and - Paise Eighty-Seven Only) as of 17.11.2025 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	All That Piece And Parcel of House no.5/83C-23 area 368.33 Sq. Yards or 307.9 Sq Meters part of Khasra no. 169/2 situated at village kasba koil near nagla molvu pargana and tehsil Koil Distt Aligar Property Boundires : North : Rasta 20Feet , South : Plot of Sri Mohan Lal ., East : Property Seth Sahab, West : Rasta 15 Feet	**1) E-AUCTION DATE:** 03.12.2026 --10 .30 AM to 5.PM WITH UNLIMITED EXTENSION OF 5 MINUTES **2) LAST DATE OF SUBMISSION OF EMD WITH KYC** 02.12.2026 -- TILL 5 PM **3) DATE OF INSPECTION:** BETWEEN 20.11.2026 -- 12:00 PM TO 4:00 PM IST	**Reserve Price (IN INR):** Rs.1,44,20,250/- (Rupess One Crore Forty-Four Lakhs Twenty Thousand Two Hundred Fifty Only) **EMD Amount(IN INR) :** Rs. 14,42,025/- (Rupess Fourteen Lakhs Forty-Two Thousand Twenty-Five Only)
1.J.K Traders Barauli Road, Wahid Nagar, Patwari Nagla Aligarh Aligarh-202001 Uttar Pradesh And Also A Plot Area 300 Sq Yards Part And Parcel No. 434 Situated At Ramgarh Panjupur Pargana & Tehsil Koil, Distt. Aligarh-202001 2) Meena Begum Near Mustafa Masjid Waheed Nagar Nagla Patwari Koil Aligarh-202001 Uttar Pradesh 3) Jabbar Khan Near Mustafa Masjid Waheed Nagar Nagla Patwari Koil Aligarh Aligarh Aligarh-202001 Uttar Pradesh **Account No.** 55230739 **Rs.1956364.2/-** (Rupees Nineteen Lakhs Fifty Six Thousand Three Hundred Sixty Four and Paise Twenty Only) as of 10.06.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	All the Piece and Parcel of property Plot area 300 Sq. Yards or 250.8 Sq. Meters part and parcel of Khet No. 434 Situated at Ramgarh Panjupur, Dist. Aligarh Property Bounded as North: Property of seller , South: Rasta 25 feet wide East: Rasta 20 feet wide West: Plot Amna Begum	**1) E-AUCTION DATE:** 03.12.2026 --10 .30 AM to 5.PM WITH UNLIMITED EXTENSION OF 5 MINUTES **2) LAST DATE OF SUBMISSION OF EMD WITH KYC** 02.12.2026 -- TILL 5 PM **3) DATE OF INSPECTION:** BETWEEN 20.11.2026 -- 12:00 PM TO 4:00 PM IST	**Reserve Price (IN INR):** Rs.86,40,000/- (Rupess Eighty-Six Lakhs Forty Thousand Only) **EMD Amount(IN INR) :**Rs. 8,64,000/- (Rupess Eight Lakhs Sixty-Four Thousand Only)
1. Lalit Sharma Ramcharan Niwas Basant Bihar Colony Khair Bye Pass Near Gagan Public School Aligarh Aligarh-202001 Uttar Pradesh And Also A House Area 78 Sq. Yards Or 65.21 Sq. Meter Part Of Plot No. 7/52 & 53 Block-b & Khasra No. 308 Situated At Village- Aligarh-202001 2) Vani Readymade Garments Lachhimpur Moud Near Balaji Sweet Aligarh Aligarh Melrose Bypass Road Aligarh-202001 Uttar Pradesh 3) Khushboo Sharma Ram Charan Nivas Basant Vihar Colony Near Gagan Public School Khair By Pass Road Aligarh Aligarh -202001 Uttar Pradesh **Account No.** 46281479 **Rs.1851204.6/-** (Rupees Eighteen Lakhs Fifty One Thousand Two Hundred Four and Paise Sixty Only) as of 14.07.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	All that piece and parcel of house area 78 Sq. Yards or 65.21 Sq. Meter part of plot no. 7/52 & 53 Block-B & Khasra No. 308 Situated at Village- Tajpur Rasoolpur Pargana & Tehsil-Koil, Distt. Aligarh, Boundaries as are follows:- East:- Rasta 24 feet wide West:- Plot No. 76 &77 North:- Plot No. 54 South:-. Plot No. 53 & 7/52	**1) E-AUCTION DATE:** 03.12.2026 --10 .30 AM to 5.PM WITH UNLIMITED EXTENSION OF 5 MINUTES **2) LAST DATE OF SUBMISSION OF EMD WITH KYC** 02.12.2026 -- TILL 5 PM **3) DATE OF INSPECTION:** BETWEEN 20.11.2026 -- 12:00 PM TO 4:00 PM IST	**Reserve Price (IN INR):** Rs.21,06,600/- (Rupess Twenty-One Lakhs Six Thousand Six Hundred Only) **EMD Amount(IN INR) :**Rs. 2,10,660/- (Rupess Two Lakhs Ten Thousand Six Hundred Sixty Only)
1. Prashant Glass Industries 548, Malika Nursary, Gadi Jeevan Ram Mauza Naraich Agra Yamuna Bridge-282006 Uttar Pradesh And Also All Parts & Parcels Of House Bearingn/N/ 13 On Plot 13, Part Of Kh. No 1133, Mallika Nursery, Mauza Naraich Yamuna Bridge-282006 2) Kuldeep Tyagib 652 Trans Yamuna Colony Phase 1 Rambagh Yamuna Bridge-282006 Uttar Pradesh 3) Lata Tyagi B 652 Trans Yamuna Colony Phase 1 Rambagh Yamuna Bridge-282006 Uttar Pradesh **Account No.** 8200968 **Rs.2,045,885.38/-** (Rupees Twenty Lakhs Forty Five Thousand Eight Hundred Eighty Five and Paise Thirty Eight Only) as of 20.07.2026and future contractual interest till actual realization together with incidental expenses, cost and charges etc	**SCHEDULE OF THE SECURITIES I-** All The Piece And Parcel Of Property/plot Bearing No.548, Measuring 83 Sq.mtrs, Situated At Mallika Nursery, Gadi Jiwanram, Mouja Nraich, Tehsil Atmadpur, District Agra, Property Stand In The Name Of Smt. Lata Tyagi W/o Kuldeep Tyagi, Registered As Per Sale Deed Bearing No.3033 Dated 22-02-2013, In Book No.1, Vol No.7488 On Pages 197 To 212, Bounded as Boundaries – East -Plot of Ramvir , West- Plot of Bhure Khan , North-Land of Ram jilal South – Rasta 15 Feet Wide. **SCHEDULE OF THE SECURITIES II-** All The Piece And Parcel Of Property/plot Bearing No.13, Measuring 83.61 Sq.mtrs, Situated At Mallika Nursery, Gadi Jiwanram, Mouja Nraich, Tehsil Atmadpur, District Agra. Property Stand In The Name Of Smt. Lata Tyagi W/o Kuldeep Tyagi, Registered As Per	**1) E-AUCTION DATE:** 03.12.2026 --10 .30 AM to 5.PM WITH UNLIMITED EXTENSION OF 5 MINUTES **2) LAST DATE OF SUBMISSION OF EMD WITH KYC** 02.12.2026 -- TILL 5 PM **3) DATE OF INSPECTION:** BETWEEN 20.11.2026 -- 12:00 PM TO 4:00 PM IST	**Reserve Price (IN INR):** Rs.27,30,500/- (Rupess Twenty-Seven Lakhs Thirty Thousand Five Hundred Only) **EMD Amount(IN INR) :**Rs. 2,73,050/- (Rupess Two Lakhs Seventy Three Thousand Fifty Only)

The intending bidders are advised to visit the Branch and the properties put up on Auction, and obtain necessary information regarding charges, encumbrances. The purchaser shall make his own enquiry and ascertain the additional charges, encumbrances and any third party interests and satisfy himself/herself/itself in all aspects thereto. All statutory dues like property taxes, electricity dues and any other dues, if any, attached to the property should be ascertained and paid by the successful bidder(s)/prospective purchaser(s). The bidder(s)/prospective purchaser(s) are requested, in their own interest, to satisfy himself/herself/itself with regard to the above and the other relevant details pertaining to the above mentioned property/Properties, before submitting the bids., **Terms & Conditions of Online Tender/Auction: (1)** The auction sale shall be **"online e-auction"** bidding through website https://bankeauctions.com/on **the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. (2)** The interested bidders shall submit their EMD through Web Portal: https://bankeauctions.com/ (the user ID & Password can be obtained free of cost by registering name with https://bankeauctions.com/) through Login ID & Password. The EMD shall be payable through NEFT 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 **C1 INDIA PRIVATE LIMITED, Mr. Dharani krishna, email id - andhra@c1india.com; ph.no- 9948182222Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003 , E-mail ID :support@bankeauctions.com- / 91-7291981124/25/26and for any property related query may contact Authorised Officer: MR. Vikas Anand; Mobile No: 9711010384, e-mail ID: vikas.anand@hdbfs.com, and MR.Vishal Ritpurkar; Mobile No: 9833671006, e-mail ID:vishal.ritpurkar@hdbfs.com** during the working hours from Monday to Saturday **3.** The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of Demand Draft/PAY ORDER drawn on any nationalized or scheduled Commercial Bank in favor of **" HDB FINANCIAL SERVICES LIMITED" payable AT PAR/New Delhi or NEFT/RTGS in the account of "HDBFS GENERAL COLLNS"; Account No 00210310002748; IFSC Code- HDFC0000021; MICR CODE: MICR500240002; Branch: LAKDIKAPUL, HYDERABAD; on or before date and time mentioned above (Please refer to the details mentioned in table above)** and register their name athttps://bankeauctions.com/ and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded {1. Copy of the NEFT/RTGS challan/DD copy/ Pay order; 2.Copy of PAN card and 3.Copy of proof of address (Passport, Driving License, Voter's I-Card or Aadhar Card, Ration Card, Electricity Bill, Telephone Bill, Registered Leave License Agreement)} on the website before or by the last date of submission of the EMD(s) as mentioned in the table above and also submit hardcopy thereof at the Branch mentioned hereinabove. **(4)** Bid must be accompanied with EMD (Equivalent to 10% of the Reserve Price) by way of Demand Draft/ Pay order in favour of **" HDB FINANCIAL SERVICES LIMITED" payable AT PAR/ New Delhi or NEFT/RTGS in the account of "HDBFS GENERAL COLLNS"; Account No 00210310002748; IFSC Code- HDFC0000021; MICR CODE: MICR500240002; Branch: LAKDIKAPUL, HYDERABAD; on or before date and time mentioned above. (5)** Bids that are not filled up or Bids received beyond last date will be considered as invalid Bid and shall be summarily rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, same cannot be withdrawn. If the bidder does not participate in the bid process, EMD deposited by the Bidder shall be forfeited without further recourse. However, EMD deposited by the unsuccessful bidder shall be refunded without interest. **(6)** The bid price to be submitted shall be above the Reserve Price alongwith increment value of Rs.10,000/- (Rupees Ten Thousand only) and the bidder shall further improve their offer in multiple of Rs. 10,000/- (Rupees Ten Thousand only). The property shall not be sold below the Reserve Price set by the Authorised Officer. **(7)** The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately but not later than next working day by Demand Draft drawn in favour of of **" HDB FINANCIAL SERVICES LIMITED" payable AT PAR/ NEW DELHI or NEFT/RTGS in the account of "HDBFS GENERAL COLLNS"; Account No 00210310002748; IFSC Code- HDFC0000021; MICR CODE: MICR500240002; Branch: LAKDIKAPUL, HYDERABAD** and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by the Company. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 10% of sale price, whatever may be the case shall be forfeited by the Company, if the successful bidder fails to adhere to terms of sale or commits any default. **(8)** On compliance of terms of Sale, Authorised officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration charges, conveyance, TDS etc. to be borne by the purchaser. **(9)** Company does not take any responsibility to procure permission / NOC from any authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electricity dues, property tax or other charges, if any. **(10)** The successful bidder shall bear all expenses including pending dues of any Development Authority, if any/ taxes/ utility bills etc. to the Municipal Corporation or any other authority/ agency and fees payable for stamp duty /registration fees etc. for registration of the Sale Certificate.**(11)** The Authorised Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice. The immovable property shall be sold to the highest bidder. However, the Authorised Officer reserves the absolute discretion to allow inter-se bidding, if deemed necessary. **(12** To the best of its knowledge and information, the Company is not aware of any encumbrances on the property to be sold except of the Company. However, interested bidders should make their own assessment of the property to their satisfaction. The Company does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorised Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the aforesaid property. **(13)** Further interest will be charged as applicable, as per the loan documents on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its actual realization. **(14)** The notice is hereby given to the Borrower(s) / Mortgagor(s) to remain present personally at the time of sale and they can bring the intending buyer/purchasers for purchasing the immoveable property as described hereinabove, as per the particulars of the Terms and conditions of sale. **(15)** Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the websitehttps://bankeauctions.com/ for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take place at web-site of organization as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website https://bankeauctions.com/or the same may also be collected from the concerned Branch office of HDB Financial Services Limited. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to **Mr. Vikas Anand Mob. No. 9711010384; at HDB FINANCIAL SERVICES LIMITED, ADDRESS- :** , Khasra no. 47, 2nd Floor, Opposite Dussehra Ground, Vikaspuri, New Delhi-110018 on or before date and time mentioned above. (Please refer to the details mentioned in table above). **(16)**The property shall be sold on "As is Where is Basis" and "As is What is Basis" condition and the intending bidder should make discreet enquiries as regards encumbrance, charge and statutory outstanding on the property of any authority besides the Company's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges and encumbrances over the property or any other matter etc. will be entertained after submission of the online bid and at any stage thereafter. The Company shall not be responsible for anything whatsoever including damages or eviction proceeding, etc. The intending bidder shall indemnify the tenants as well as the Company in this regard. The purchaser shall take necessary action for eviction of tenant / settlement of tenant only in accordance with the Law. The Company presses into service the principle of caveat emptor. **(17)** This publication is also a '30' (Thirty) days' of notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 6(2), 8(6) and Rule 9 of Security Interest (Enforcement) Rules 2002, to discharge the liability in full and pay the dues as mentioned above alongwith upto date interest and expenses within '30' (Thirty) days' of from the date of this notice failing which the Secured asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of Sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. **For further details and queries, contact Authorized Officer, HDB FINANCIAL SERVICES LIMITED Mr Vikas Anand : 09711010384.**

Place: New Delhi, Date: 31.10.2026 AUTHORISED OFFICER, HDB FINANCIAL SERVICES LIMITED

YES BANK

Regd.Off: Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai–400055 **Branch Office:** BAREILLY UTTAR PRADESH -243001 **Website:** www.yesbank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **03-Dec-2026**, for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Name of Borrower & Co-borrower, Guarantor	Demand Notice Amount
1) M/s Priya Enterprises (Borrower) Through its proprietor Rahul Gera Add-4 B I Bazar Cantt Bareilly-243001 **2) Kesar Das Gera (Mortgagor & Guarantor)** Add-4 B I Bazar Cantt Bareilly-2430013**) Mr. Rahul Gera (Guarantor & Proprietor)** S/o Kesar Das Gera Address-Defense Colony Badaun Road Bareilly -243001 **Also At -** 4 B I Bazar Cantt Bareilly-243001 **4) Reena Gera (Guarantor & Mortgagor)** W/o Yashpal Gera Address-4 B I Bazar Cantt Bareilly-243001	Rs. 82,41,045.33/- (Rs. Eighty-Two Lakh Forty-One Thousand Forty Five Rupees and Paisa Thirty-Three Only) as on 08.06.2025

Description of the mortgaged property

Property No. 1 A Plot of Land Bearing number 22 admeasuring 125.41 sqr mtr situated at revenue village kandharpur vide khasra no. 377 tehsil & Distt Bareilly

Reserved Price (Rs.) Rs.41,30,600/-(Rs. Forty One Lakh Thirty Thousand Six Hundred Only) | **Earnest Money Deposit (Rs.)** Rs. 4,13,060/- (Rs. Four Lakh Thirteen Thousand Sixty Only)

Property No. 2 A plot of Land admeasuring 92.79 sqr mtr situated at revenue village Kandharpur vide Khasra no. 398 tehsil & Distt Bareilly

Reserved Price: Rs.27,18,000/-(Rs. Twenty Seven Lakh Eighteen Thousand Only) | **Earnest Money Deposit** Rs.2,71,800/-(Rs. Two Lakh Seventy One Thousand Eight Hundred Only)

Date and time of e-auction : 03-Dec-2026 , 11 am to 2 pm with extension of 5 minutes each
Last date for submission of bid: 01-Dec-2026 | **Date of Property Inspection:** 30-Nov-2026

For detailed terms and conditions of the sale, please refer to the link provided in https://www.yesbank.in/about-us/media/auction-property - Secured Creditor's website i.e. www.yesbank.in or https://sarfaesi.auctiontiger.net.

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Mr. Santosh Tiwari on +919807497450 or E-mail: **Web Portal Address https://sarfaesi.auctiontiger.net, Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079- 68136880/68136837 Email:support@auctiontiger.net and ramprasad@auctiontiger.net**

SALE NOTICE TO BORROWER/GUARANTORS

The above shall be treated as Notice U/r. 9(1) of Security Interest (Enforcement) Rules, 2002.

Date:31.10.2026 Place: Bareilly Sd/- (Authorized Officer) YES BANK LIMITED

Hinduja Housing Finance Ltd.

HINDUJA HOUSING FINANCE

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015. **Branch Offices:** 2nd Floor, 212B &212C . Plot no – TC/G-2/2 & TC/G-5/5 Cyber Heights, Vibhuti Khand, Gomtinagar, Lucknow, UP - 226010

Contact details: ZRM: 9838202386 | RLM: 9918201885 | RRM: 9453043399 | ADM:7275727555 | Email: Auction@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS MORTGAGED TO HHFL UNDER THE SARFAESI ACT, 2002 READ WITH PROVISO TO RULE 8(8) AND 9(1).

The undersigned, as Authorized Officer of HHFL, has taken possession of the schedule property under Section 14(1) of the SARFAESI Act. Public at large is hereby informed that the secured property described in the Schedule is available for sale through Private Treaty/Public E-Auction, on terms agreeable to HHFL, for realization of its dues on an "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis.

Standard Terms & Conditions

1. Sale will be conducted strictly on **"AS IS WHERE IS", "AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis. **2.** Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. No interest shall be payable on the EMD. **3.** On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) by the next working day. **4.** Balance 75% of the sale consideration must be paid within 15 days of confirmation of sale. **5.** Failure to remit amounts within stipulated timelines will result in automatic forfeiture of all deposits made, including the initial 10% and the property may be resold without further notice. **6.** If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. **7.** For bids exceeding RS. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-IA of the Income Tax Act. **8.** The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or statutory dues. **9.** Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. **10.** HHFL reserves the right to reject any offer or cancel the auction without assigning reasons. **11.** Auction/bidding shall only be through "online electronic mode" through the website www.bankeauctions.com Or Auction provided by the service provider M/s C1 India Pvt. Ltd., **12.** The bidders may participate from their place of choice through online portal. Secured Creditor/service provider shall not be held responsible for the any internet connectivity issue **13.** For any details on e-auction prospective bidders may contact the Service Provider M/s C1 India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector - 44, Gurgaon, Haryana-122003 (Contact Person Mr. Mithalesh Kumar, Mobile No.7080804466, Email: Mithalesh.kumar@c1india.com, Email: tn@c1india.com, Prabhakaran.Malaichamy@c1india.com & Support (Helpline) Mobile No. +91-7291981124/25/26, Support Email – Support@bankeauction.com. **14.** For participating in the e-auction sale, the intending bidders should register their name at https://www.bankeauctions.com well in advance and shall get the user ID and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. **15.** For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Hinduja Housing Finance Limited". **16.** Interested parties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents on or before 18-11-2026 at 5.00 p.m. **17.** Successful auction Purchaser shall bear all stamp duty, registration fees, taxes and other statutory expenses related to the mortgaged property. **18.** The Borrowers'/Mortgagors' right of redemption under Section 13(8) of the SARFAESI Act stands extinguished upon the date of publication of this notice as per the latest judicial mandates. **19.** Sale shall be conducted in accordance with the provisions of the SARFAESI Act and Rules.

SCHEDULE

Description of the Property (Secured Asset): Property having Khasra No. 322 situated at village Pahadpur Pargana Bijnor Tehsil & District Lucknow.
Area Admeasuring 185.873 Sq Mtr Direction
Boundaries : East: Road 20 ft wide, West: Field Seller, North: Field Seller, South: Field Seller
Outstanding amount: Rs. 8,46,068/- (Rupees Eight Lakhs Forty Six Thousand Sixty Eight Only) as on 5-Nov-2025
Reserve Price: Rs. 9,00,000/- (Rupees Nine Lacs Only) **EMD:** Rs. 90,000/-
LOAN NO: (UP/LKW/LKNW/A000001021)
Borrowers Name: 1. Mr. RAHUL SINGH, C/O Jitendra Kr Singh, R/O 6/1 P and T Colony Malviya Nagar Aishbagh Rajendra Nagar Lucknow UP-226004. **2. Mrs. ARCHANA SINGH,** R/o 6/1 P and T Colony Malviya Nagar Aishbagh Rajendra Nagar Lucknow UP-226004. **3. Mrs. JITENDRA KR SINGH,** R/O 6/1 P and T Colony Malviya Nagar Aishbagh Rajendra Nagar Lucknow UP-226004. **4.Mr. RAHUL SINGH,** Property having Khasra No. 322 situated at village Pahadpur Pargana Bijnor Tehsil & District Lucknow
EMD Deposition Last Date: 18.11.2026 till 1700 hrs.
Date/Time of E-Auction: 19.11.2026, 1100hrs-1300 hrs. **Bid Increase Amount:** Rs. 10,000/-

Date: 31.10.2026, Place: Lucknow Authorised Officer, Hinduja Housing Finance Limited

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HDB FINANCIAL SERVICES LIMITED

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