HDB Financial Services Limited
New No. 128/4F (Old Door No. 53A)
4th Floor, M. N. Office Complex,
Greams Road, Chennai - 600 006.
Web : www.hdbfs.com
CIN - L65993GJ2007PLC051028

Date: 30.10.2026

1. ZAHEER AHMAD
   10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053

2. ATHAR KHAN
   10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053

3. SAJNA BEGUM
   10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053

4. ASAD KHAN
   10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053

Subject: Notice for Sale of the Mortgaged Property (Ref. Loan Account Number- 3454265)

Dear Sir / Madam,

1. Please refer to Demand Notice dated 18.06.2026 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. 2,356,263.66/- (Rupees Twenty-Three Lakhs Fifty-Six Thousand Two Hundred Sixty-Three and Paise Sixty Six Only) as of 18-June-2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.. until payment in full (hereinafter referred as the "outstanding amount") and payable by you all pertaining to loan account number 3454265, 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. 2,356,263.66/- (Rupees Twenty-Three Lakhs Fifty-Six Thousand Two Hundred Sixty-Three and Paise Sixty Six Only) as of 18-June-2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.. until payment in full (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	25.11.2026 - BETWEEN 12:00 PM TO 2.00 PM IST
2	LAST DATE OF DEPOSIT OF EMD AND DOCUMENTS	30.11.2026- TILL 5 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB FINANCIAL SERVICES LIMITED, Khasra no. 47, 2nd Floor, Opposite Dussehra Ground Vikaspuri, New Delhi-110018
4	DATE OF AUCTION	01.12.2026
5	TIME OF AUCTION	*10.30 AM TO 12.30 .PM WITH UNLIMITED 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)

HDB FINANCIAL SERVICES LTD. VIKASPURI

For HDB Financial Services Limited

Authorized Officer

HDB Financial Services Limited
New No. 128/4F (Old Door No. 53A)
4th Floor, M. N. Office Complex,
Greams Road, Chennai - 600 006.
Web : www.hdbfs.com
CIN - L65993GJ2007PLC051028

Annexure- A

Name of the Borrowers and Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (IN INR) & EMD (IN INR)
ZAHEER AHMAD 10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053 ATHAR KHAN 10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053 SAJNA BEGUM 10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053 ASAD KHAN 10-B-22 STREET NO- 5 AMBEDKAR BASTI MAUJPUR DELHI -110053 Account No. 3454265	Rs. 2,356,263.66/- (Rupees Twenty-Three Lakhs Fifty-Six Thousand Two Hundred Sixty-Three and Paise Sixty Six Only) as of 18-June-2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	All the piece and parcel of the Property Property No - 10-B /21 Kashra No. 750/514/217, Gali No- 5 Maujpur Delhi 110053, Property Area :900 Sq Feet	Reserve Price (IN INR): Rs. 12137800/- (Rupess One Crore Twenty one Lakhs Thirty Seven Thousand Eight Hundred Only) EMD Amount(IN INR) : Rs. 1213780/- (Rupess Twelve Lakhs Thirteen Thousand Seven Hundred Eighty Only)

FOR HDB FINANCIAL SERVICES LIMITED

AUTHROISED OFFICER

INLAND SPEED POST DOCUMENT

DropOff

भारतीय डाक
India Post

QD021779989IN

Dely Office & Pincode:EAST DELHI(110053)	
Booking Office: Krishna Nagar HO(110051) CounterNo. 0, 2026-10-30 00:00:00 16:00 GSTNo. BkgRefID:	
ChargedWeight(gms):30 Phy.Wt(gms):30 Vol.Wt(gms):224(L:40 B:28 H:1) AmountPaid:23.00(Base Tariff:19.00 + Tax:4.00) (CGST:2.00 SGST:2.00) ModeofPayment: FW	
Sender	**Receiver**
HDB Mobile No.60000000001 VIKASH PURI DELHI DELHI-110018	ZAHEER AHMAD Mobile No.60000000001 SEELAMPUR S.O EAST DELHI EAST DELHI EAST DELHI-110053

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 81686021779989

In case of any complaint, please visit https://crm.indiapost.gov.in/customer

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INLAND SPEED POST DOCUMENT

DropOff

भारतीय डाक
Indin Post

QD021780029IN

Dely Office & Pincode:EAST DELHI(110053)	
Booking Office: Krishna Nagar HO(110051) CounterNo. 0, 2026-10-30 00:00:00 16:00 GSTNo. BkgRefID:	
ChargedWeight(gms):30 Phy.Wt(gms):30 Vol.Wt(gms):224(L:40 B:28 H:1) AmountPaid:23.00(Base Tariff:19.00 + Tax:4.00) (CGST:2.00 SGST:2.00) ModeofPayment: FW	
Sender	**Receiver**
HDB Mobile No.60000000001 VIKASH PURI DELHI DELHI-110018	AKHTAR KHAN Mobile No.60000000001 SEELAMPUR S.O EAST DELHI EAST DELHI EAST DELHI-110053

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 81686021780029

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DropOff

भारतीय डाक
India Post

QD021780063IN

Dely Office & Pincode:EAST DELHI(110053)	
Booking Office: Krishna Nagar HO(110051) CounterNo. 0, 2026-10-30 00:00:00 16:00 GSTNo. BkgRefID:	
ChargedWeight(gms):30 Phy.Wt(gms):30 Vol.Wt(gms):224(L:40 B:28 H:1) AmountPaid:23.00(Base Tariff:19.00 + Tax:4.00) (CGST:2.00 SGST:2.00) ModeofPayment: FW	
Sender	**Receiver**
HDB Mobile No.60000000001 VIKASH PURI DELHI DELHI-110018	SAINA BEGUAM Mobile No.60000000001 SEELAMPUR S.O EAST DELHI EAST DELHI EAST DELHI-110053

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 81686021780063

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DropOff

भारतीय डाक
India Post

QD021780103IN

Dely Office & Pincode:EAST DELHI(110053)	
Booking Office: Krishna Nagar HO(110051) CounterNo. 0, 2026-10-30 00:00:00 16:00 GSTNo. BkgRefID:	
ChargedWeight(gms):30 Phy.Wt(gms):30 Vol.Wt(gms):224(L:40 B:28 H:1) AmountPaid:23.00(Base Tariff:19.00 + Tax:4.00) (CGST:2.00 SGST:2.00) ModeofPayment: FW	
Sender	**Receiver**
HDB Mobile No.60000000001 VIKASH PURI DELHI DELHI-110018	ASAD KHAN Mobile No.60000000001 SEELAMPUR S.O EAST DELHI EAST DELHI EAST DELHI-110053

Track on www.indiapost.gov.in OR Dial 18002666868 : IVR NO : 81686021780103

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