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 : 10-11-2026

1. SWARNA FARMS
GROUND FLOOR SHOP NO 11 LAKE VIEW COMPLEX KISHANPURA DHAKOLI ZIRAKPUR BALTANA-140604 PUNJAB
And Also PROPERTY BEING APARTMENT NO. 707 7TH FLOOR TOWER NO.-B, KHEWAT/KHATONI NO.23/70-71 SITUATED AT ORVIS GRAND,VILL BALTANA-140604

2. NEENA SHARMA
FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB

3. ABHIMANYU SHARMA
FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB

4. ALISHA SHARMA
FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB

Subject: Notice for Sale of the Mortgaged Property (Ref. Loan Account No. 50793363

Dear Sir / Madam,

Please refer to Demand Notice dated 14.07.2026 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.5362473.33/- (Fifty-three lakh sixty-two thousand four hundred seventy-three rupees and thirty-three paise Only) as of 14.07.2026** with further interest as per terms and conditions of loan agreement along with other incidental, costs and expenses till actual realization. until payment in full **(hereinafter referred as the "outstanding amount")** and payable by you all pertaining to loan account number **50793363**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

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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.5362473.33/- (Fifty-three lakh sixty-two thousand four hundred seventy-three rupees and thirty-three paise Only) as of 14.07.2026** with further interest as per terms and conditions of loan agreement along with other incidental, costs and expenses till actual realization **together with incidental expenses, cost and charges (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	12.12.2026 - BETWEEN 1:00 PM TO 2:00 PM IST
2	LAST DATE OF DEPOSIT OF EMD AND DOCUMENTS	14.12.2026 till 5 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services , First Floor SCO No 70 Sector 47 Chandigarh
4	DATE OF AUCTION	15.12.2026
5	TIME OF AUCTION	***10.30 AM TO 11.30 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)

Date: 10-11-2026

Place: SAS NAGAR MOHALI (Punjab)

For HDB Financial Services Ltd.

Authorised Officer

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Annexure- A

Name of the Borrowers and Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (IN INR) & EMD (IN INR)
1. SWARNA FARMS GROUND FLOOR SHOP NO 11 LAKE VIEW COMPLEX KISHANPURA DHAKOLI ZIRAKPUR BALTANA-140604 PUNJAB **And Also** PROPERTY BEING APARTMENT NO. 707 7TH FLOOR TOWER NO.-B, KHEWAT/KHATONI NO.23/70-71 SITUATED AT ORVIS GRAND,VILL BALTANA-140604 **2.NEENA SHARMA** FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB **3. ABHIMANYU SHARMA** FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB **4.ALISHA SHARMA** FLAT NO 707 7TH FLOOR TOWER B ORVIS GRAND GVT APARTMENTS GAZIPUR DHAKAULI SAS NAGAR MOHALI DERA BASSI-140603 PUNJAB **Loan Account No. - 50793363**	**Rs.5362473.33/- (Fifty-three lakh sixty-two thousand four hundred seventy-three rupees and thirty-three paise Only) as of 14.07.2026**	**All That Piece And Parcel Of Property being Apartment No. 707, 5BHK, 7th Floor, Tower No.-B, Land measuring 00 Bigha 00 Biswa 09 Biswasi (22.5 Sq. Yard) comprising in Khewat/Khatoni No. 23/70-71 Khasra Nos. 16//3(4-0), 4(4-0), 5/1(1-2), 17//1/1(0-11), 25//18(4-0), 23(4-0), 24/2(3-0), 25/2(3-0), 30//1(0-4), 10(3-1), 11/1(2-4), 12/1(0-7), 31//5(2-2), 6(3-0), 15/2(2-0), 25//21(4-0), 22(4-0), Kitte 17 Rakba 44 Bigha 11 Biswa and its having 9/17820 share measuring 00 Bigha 00 Biswa 09 Biswasi Situated at Orvis Grand, Village Gazipur, Hadbast No. 50, MC & Sub-Tehsil Zirakpur, & Distt S.A.S Nagar Mohali, Punjab- India. Property Stand in the Name of Abhimanyu sharma Vide Sale deed no. 2621 Dated 19-05-20222**	**Reserve Price (IN INR):Rs. 14002120/- (One crore forty lakh two thousand one hundred and twenty rupees) EMD Amount(IN INR) : Rs. 1400212/- Rupees Fourteen Lakh Two Hundred Twelve Rupees Only)**

For HDB Financial Services Limited
(Authorized Officer)
Date: 10-11-2026
Place: SAS NAGAR MOHALI (Punjab)

For HDB Financial Services Ltd.
Authorised Officer

For any query, please contact Mr. Amardeep Kalia: 8699620254 HDB Financial Services Limited, 2nd Floor, Landmark Building Opposite Nikku Park, Model Town, Jalandhar 144001.