HDB Financial Services Limited
3 & 4 Floor, Hemalatha Mansion,
7-1-397/111 & 112, S R Nagar,
Hyderabad – 500038 Telangana
Web. www.hdbfs.com
CIN U65993GJ2007PLC051028
Email: customer.support@hdbfs.com

Registered Post

Dated:03.11.2026

To,
1.SWARAJYA SALE 100
SHOP NO 1002 MAIN ROAD VANDE MATARAM CHOWK NASHIK NASIK-422001 MAHARASHTRA

And Also
HOUSE CITY SURVEY NO 1541 MUNICIPAL COMITY HOUSE NO 804/019 NASHIK NASIK-422001

2.YOGITA MUKESH PIMPLE
CTS NO 1541 H NO 1019 DIMOTE LANE BEHIND KATHIYAWAD SHOP NASHIK NASIK-422001 MAHARASHTRA

3.MUKESH SHARADRAO PIMPALE
CTS NO 1541 H NO 1019 DIMOTE LANE BEHIND KATHIYAWAD SHOP NASHIK NASIK-422001 MAHARASHTRA

Dear Sir/Madam,

1.We refere to our demand notice dated 20.07.2026 issued by us under section 13(2) of 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.15574003.67/- (Rupees One Crore Fifty Five Lakhs Seventy Four Thousand Three and Paise Sixty Seven Only) as of 14.07.2026** and future contractual interest till actual realization together with incidental expenses, cost and charges etc, dues which may fall due till realization 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 both Loan Account Number-**46051298** , 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.
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 Authorized officer of HDB Financial Services Limited 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 Rules 8 & 9 on 09.10.2026.

3.After taking Symbolic possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure "A" is fixed at Rs.20203200/- (Rupees Two Crore Twenty Lakhs Three Thousand Two Hundred Only) 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.eRs.20203200/- (Rupees Two Crore Twenty Lakhs Three Thousand Two Hundred Only) described herein below in Annexure "A" ,below which the said Secured Asset as mentioned in Annexure "A" will not be sold and which sale will be on**"AS IS WHERE IS" "AS IS WHAT IS"**

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AND "WHATEVER THERE IS".

4.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 asset 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 to Rule 9 (1),after a period of 30 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 30 days from the date of this notice which please note.

5.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	10/12/2026
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services Limited **Office:**First Floor,Genesis Apartment No.101-103,Mumbai Naka Cir,Mumbai Naka,Matoshree Nagar,Nashik-422002
4	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE https://www.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 30 days for sale of the said secured asset.

Post the expiration of the said 30 days, HDB Financial Services Limited shall be entitled to sell the said secured asset 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 subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

Date:-03.11.2026
Place:-Nashik

HDB Financial Services Limited
Authorized Officer

HDB Financial Services Ltd.

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ANNEXURE – "A"

Name and Address of the Borrowers & Loan Account No.	Amount Outstanding	Description of Mortgage property AND Possession Status	Reserve Price Fixed (Rs.) & EMD (Rs.) & Last Date Of EMD Submission & Date & Time of Auction
1.SWARAJYA SALE 100 SHOP NO 1002 MAIN ROAD VANDE MATARAM CHOWK NASHIK NASIK-422001 MAHARASHTRA **And Also** HOUSE CITY SURVEY NO 1541 MUNICIPAL COMITY HOUSE NO 804/019 NASHIK NASIK-422001 **2.YOGITA MUKESH PIMPLE** CTS NO 1541 H NO 1019 DIMOTE LANE BEHIND KATHIYAWAD SHOP NASHIK NASIK-422001 MAHARASHTRA **3.MUKESH SHARADRAO PIMPALE** CTS NO 1541 H NO 1019 DIMOTE LANE BEHIND KATHIYAWAD SHOP NASHIK NASIK-422001 MAHARASHTRA	**Rs.15574003.67/- (Rupees One Crore Fifty Five Lakhs Seventy Four Thousand Three and Paise Sixty Seven Only)**	All that piece and parcel of the property bearing City Survey No. 1541 total area adm. 133.8 Sq. Mtrs.of these House area adm, 66.9 Sq. Mtrs. Thereon constructed having Muncipal Commitee House No.804/019 situated at Nashik within the limits of the Nashik Municipal Coporarion, Nashik Tal. & Dist, Nashik-422001 **BOUNDARIES:-** North-City Sy No.1542, South-City Sy No.1540, East-Common wall and City sy No.1541 of remaining part, West-Dimote Lane	**RESERVE PRICE** Rs.20203200/- (Rupees Two Crore Twenty Lakhs Three Thousand Two Hundred Only) **EMD** **RS.20,20,320/-** (Rupees Twenty Lakhs Twenty Thousand Three Hundred Twenty Only) **Last Date Of EMD Submission** **09-12-2026** **Date & Time of Auction** **10-12-2026** **11:00 AM TO 5:00 PM**

For HDB Financial Services Limited

HDB Financial Services Ltd.