HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: - RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009
REGIONAL /BRANCH OFFICE: - 202 ,9/1/2 , 3rd Floor Khandelwal Business Park-2 ,Near TI Mall , Mahatma Gandhi Road , South Tukoganj Indore (M.P.) 452001

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES [See proviso to Rule 8(6)]

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 09 /12/2026 up to 05.00 pm

Sale of immovable property mortgaged to HDB FINANCIAL SERVICES LIMITED under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)
Whereas, the Authorized Officer of HDB FINANCIAL SERVICES LIMITED had taken Symbolic possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of HDB FINANCIAL SERVICES LIMITED dues. The sale will be done by the undersigned through e-auction platform provided at the website: https://www.bankeauctions.com

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Name of the Branch & Name of the Borrowers & Loan Account No.	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & Possession Status	Demand Notice Date / Outstanding Amount (Secured debt)	FOR PROPERTY INSPECTION AND OTHER QUERIES AND AUTHORIZED OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price / EMD / Bid Increase Amount	Date/ Time of e-Auction / Last Date of EMD Submission
1)HDB FINANCIAL SERVICES LTD. Ground Floor No. 14, Ground Floor, 2/27, M.G Rd, opp. Police Station, Jaora, Madhya Pradesh 457226 **LOAN ACCOUNT NO. 37494487** **RISHI TRACTORS** **RISHI TRACTORS** 14 MHOW NEEMUCH ROAD JAORA JAORA-457226 MADHYA PRADESH **And Also** 1 RAJIV COLONY JAORA JAORA JAORA JAORA-457226 **RISHIRAJ SINGH RATHORE** 43 SUYOG PARISAR RATLAM RATLAM RATLAM RATLAM JAORA-457226 MADHYA PRADESH **BHAVNA KUNWER RATHORE** 43 SUYOG PARISAR RATLAM RATLAM RATLAM RATLAM JAORA-457226 MADHYA PRADESH **SURYAVIR SINGH RATHORE** 43 SUYOG PARISAR RATLAM RATLAM RATLAM RATLAM JAORA-457226 MADHYA PRADESH	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All that piece and parcel of Property Plot no. 01 Situated at Rajiv. Colony Jaora Th. Jaora in Khasar No 54 Dist Ratlam MP - 457226. Total Area - 2666.26 Sq. Feet or 238.90 Sq.mtr. Boundaries as per Lease deed East - Plot no.13, West-Road, North - Road, South - Plot No. 22, **POSSESSION STATUS- SYMBOLIC POSSESSION**	**15.06.2026 RS. Rs.7424827.35/-** (Rupees Seventy Four Lakhs Twenty Four Thousand Eight Hundred Twenty Seven and Paise Thirty Five Only) as of 10.06.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	Vaibhav Bakshi 09755039252 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. 2,25,92,300** (Two Crore Twenty-Five Lakh Ninety-Two Thousand Three Hundred) **EMD PRICE:-** RS. 22,59,230 (Twenty-Two Lakh Fifty-Nine Thousand Two Hundred Thirty) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
2) HDB FINANCIAL SERVICES LTD FIRST FLOOR,WARD NO.09,ABOVE SBI BANK,SHAJAPUR,MADHYA PRADESH-465001 **LOAN ACCOUNT NO. 57995050** **1. KESHAV FURNITURE GIRWAR CHOURAHA SHAJAPUR-465001 MADHYA PRADESH** **And Also** SITUATED IN SURVEY NO. 459 PAIKI (SUBSEQUENTLY GOT ITS BATA NUMBER AS 459/2) AT VILLAGE GIRVAR TEHSIL & DISTT SHAJAPUR-465001 **And Also** SITUATED IN SURVEY NO459 /MIN-1/1 PAIKI (SUBSEQUENTLY& ITS BATA NO. 459/1/1^223/1350TH PORTION) AT VILLAGE GIRVAR TEHSI SHAJAPUR-465001 **2. RAJU PANCHAL** MAKAN NO 100/2 BARGUNDA MOHALLA GRAM GIRWAR SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH **3. DILIP PANCHAL** MAKAN NO 100/2 BARGUNDA MOHALLA GRAM GIRWAR SHAJAPUR-465001 MADHYA PRADESH **4. MADANLAL PANCHAL** MAKAN NO 100/2 BARGUNDA MOHALLA GRAM GIRWAR SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All that piece and parcel of Plot Property Situated in Survey No. 459 /Min-1/1 Paiki (Subsequently & Its Bata No. 459/1/1223/1350th Portiony at Village GIRWAR Tehsil & Distt. Shajapur (M.P), Patwari Halka No. 34 (New 31). Size: Length (West to East) North Side : 68.00 ft, Length (West to East) South Side : 56.00 ft. Width (North to South) West Side: 45 ft, Width (North to South) East Side : 34 ft, Total Ft. 2404.00 Sq Ft. (223.44 Sq Mtr.) **SCHEDULE OF THE SECURITIES II** All that piece and parcel of Plot Property Situated in Survey No. 459 paiki (subsequently got its bata number as 459/2) at village girvar tehsil & dist shajapur (MP) AREA 450.00SQFT, EAST : LAND OF SELLOR, WEST: AAM RASTA KAREDI-SHAJAPUR MARG ,NORTH: LAND OF SELLER AND HOUSE OF NARAYAN BARDNDA, SOUTH: LAND OF SELLER **POSSESSION STATUS- SYMBOLIC POSSESSION**	**16.02.2026 RS.** Rs.3366073.37/- (Rupees Thirty Three Lakhs Sixty Six Thousand Seventy Three and Paise Thirty Seven Only) as of 11.02.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 6055800** /-(Rupees Sixty Lakh Fifty Five Thousand and Eight Hundred Only) **EMD PRICE:- RS.6,05,580** (Six Lakh Five Thousand Five Hundred and Eighty Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
3)HDB FINANCIAL SERVICES LTD. Ground Floor No. 14, Ground Floor, 2/27, M.G Rd, opp. Police Station, Jaora, Madhya Pradesh 457226 **LOAN ACCOUNT NO. 40617556** **ATTITUDE COLLECTION** 09, HAT ROAD DHODHAR DHODHAR DHODHAR, RATLAM JAORA-457226 MADHYA PRADESH **And Also** HOUSE NO 918 SITUATED AT VILLAGE DHODHAR TEH- JAORA DISTT- RATLAM JAORA-457226 **2. SUSHILA MOGRA** MAKAN NO392 WARD NO.09 GRAM- KALUKHEDA JAORA-457226 MADHYA PRADESH **3. ANKIT KUMAR** MAKAN NO- 392 WARD NO.- 09 GRAM- KALUKHEDA JAORA-457226 MADHYA PRADESH	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All that piece and parcel of Property House No.918 situated at Village Dhodhar Teh Jaora Distt. Ratlam (M.P.) Total Area 517.05 Sq. feet,or 10.68 sq.mtr., EAST: HOUSE OF SHOBHADEVI MAHESHWAR, WEST: HOUSE OF ASHADEVI JAIN, NORTH: VILLAHE DHODHAR-MOYAKHEDA, SOUTH :HOUSE OF SHOBHADEVI MAHESHWARI **POSSESSION STATUS- SYMBOLIC POSSESSION**	**16.02.2026** RS. Rs.4458965.8/- (Rupees Forty Four Lakhs Fifty Eight Thousand Nine Hundred Sixty Eight and Paise Ninety Only) as of 11.02.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	Vaibhav Bakshi 09755039252 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. 8386275** (Eighty three lakhs eighty six thousand two hundred . Seventee five) **EMD PRICE:- Rs. 838628/-** (Rupees Eight Lakhs thirty eight thousand six hundred twenty Eight) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
4) HDB FINANCIAL SERVICES LTD FIRST FLOOR WARD NO. 05,PLOT NO.03,SURVEY NO. 231/3,421/2,RADHESHYAM NAGAR,GEETA BHAWAN ,MANDSAUR,MADHYA PRADESH-458001 **LOAN ACCOUNT NO. 15692866** **1.R K MOBILES AND ELECTRONICS** 15 MAHAVIR GANJ GALI NO 1 PIPLIYA MANDI MANDSAUR MANDSAUR-458664 MADHYA PRADESH **And Also** DINESH KUMAR S/O DEVICHAND PORWAL HOUSE NO 16 WARD NO MAHAVEER GANJ KI GALI NO 1 MOJA TILAKHEDA PATWARI MANDSAUR-458664 **2. SANTOSH BAI PORWAL** MN 14 WN 14 GALI NO 1 MAHAVEER GANJ PIPLIYA MANDI MANDSAUR MANDSAUR-458664 MADHYA PRADESH **3. DINESH KUMAR PORWAL** MN 14 WN 14 GALI NO 1 MAHAVIR GANJ PIPLIYA MANDI MANDSAUR-458664 MADHYA PRADESH **4.RAJU PORWAL** MN 14 WN 14 GALI NO 1 MAHAVIR GANJ PIPLIYA MANDI MANDSAUR MANDSAUR-458664 MADHYA PRADESH	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All That Piece And Parcel Of House No 16. Situated At Ward No 14, Mahaveer Ganj Ki Gali No 01, Moja Tilakheda, Patwari Halka No 22, Tehsil Malhargarh, District Mandsaur (M.P), North :Gali, South :Land of Road, :Loan of Others, West :House of Ranawat Ji **POSSESSION STATUS- SYMBOLIC POSSESSION**	**13.07.2024** Rs.1869245/- (Rupees Eighteen Lakh Sixty Nine Thousand Two Hundred & Forty Five Only) as of 10.07.2024 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 5575500** /-(Rupees Fifty Five Lakh Seventy Five Thousand and Five Hundred Only) **EMD PRICE:- RS.5,57,550** (Five Lakh Fifty Five Thousand Five Hundred and Fifty Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
5) HDB FINANCIAL SERVICES LTD Ground Floor No. 14, Ground Floor, 2/27, M.G Rd, opp. Police Station, Jaora, Madhya Pradesh 457226 **LOAN ACCOUNT NO. 44379324** **1..HOTEL MAHARAJA** CUSTAM NAKA MASZID KE PAS POLICE THANA ROAD RAILWAY FATAK KE PAS JAORA DIST-RATLAM JAORA-457226 MADHYA PRADESH **And Also** PROPERTY HOUSE NO. 18 & 18/1 & HOUSE NO. 18/2 & 18/3 SITUATED AT MOAJJAMROAD JAORA JAORA-457226 **2.SHAMSHADBEE WO GULAMFARID** 18 & 18/1 MOAJJAM ROAD WARD NO. 27 JAORA TEHSIL- JAORA DISTT- RATLAM JAORA-457226 MADHYA PRADESH **3. GULAM FARID KHAN** 18 & 18/1 MOAJJAM ROAD WARD NO. 27 JAORA TEHSIL- JAORA DISTT- RATLAM JAORA-457226 MADHYA PRADESH **4. RAEES KHAN** 18 & 18/1 MOAJJAM ROAD WARD NO. 27 JAORA TEHSIL- JAORA DISTT- RATLAM JAORA-457226 MADHYA PRADESH SANJAY KUMAR RATNAWAT RATNAWAT MASINARY 04 BUS STAND BUDHA MALHARGARH PIPLIYAMANDI ROAD MANDSAUR MANDSAUR MADHYA PRADESH- 458556	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** **All that piece and Parcel of property House no. 18 & 18/1situated t** MoajjamroadJaoraTeh. JaoraDistt. Ratlam. Boundaries East- Open Land of Pirkhan West-House of Bhadbhunja North - House of Shrimbai South- Street Size- East to west Width 36.05 feet, North to south length 59 feet. 1. Mr. Gulamfarid 2.[Yes Mohammad Raees S/o Hafiz khan Cast Musalman R/o Mewatipura Jaora Teh. Jaora Distt. Ratlam. Total - Area 2153.50 sq. feet or 200.14sq.mtr **SCHEDULE OF THE SECURITIES II** ALL THAT PIECE AND PARCEL OF PROPERTY HOUSE NO. 18/2 & 18/3 & 18/1 & 18 SITUATED AT WARD NO 27 , MOAJJAMROAD JAORATEH. JAORA DISTT. RATLAM BOUNDARIES EAST- OPEN LAND OF OF PIRKHAN, WEST-HOUSE OF HEAD BADBHUJA, NORTH - HOUSE OF SHIRIN BEE, SOUTH- ROAD **POSSESSION STATUS- SYMBOLIC POSSESSION**	**24.04.2026** Rs.3083197.53/- (Rupees Thirty Lakhs Eighty Three Thousand One Hundred Ninety Seven and Paise Fifty Three Only) as of 15.04.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 30998925/-**(Rupees Three Core Nine Lakh Nine Eight Thousand and Nine Hundred Twenty Five Only) **EMD PRICE:- RS.3099893** (Rupees Thirty Lakhs Ninety Nine Thousand Eight Hundred and Ninety Three Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
6) HDB FINANCIAL SERVICES LTD FIRST FLOOR WARD NO. 05,PLOT NO.03,SURVEY NO. 231/3,421/2,RADHESHYAM NAGAR,GEETA BHAWAN ,MANDSAUR,MADHYA PRADESH-458001 **LOAN ACCOUNT NO. 61011321** **ANSAR AUTO GARAGE** ANSAR AUTO GARAGE SUWASARA ROAD SITAMAU MANDSAUR-458990 MANDSAUR **And Also** PROPERTY SOUTH PART OF HOUSE NO. 412/01 SITUATED AT TOWN SITAMAU WARD NO. 08,RATANKUND STREET , TEHSIL SITAMAU MANDSAUR-458990 **MOHAMMAD HANIF** MAKAN NO 71,WARD NO.08,PANIPURIYA MOHALLA RATAN KUND GALI SITAMAU PO SITAMAU ,DIST MANDSAUR,MANDSAUR-458990 **SHABANA BEE WO MOHANIF** MAKAN NO.71,WARD NO.08,PANIPURIYA MOHALLA RATAN KUND GALI SITAMAU PO SITAMAU ,DIST MANDSAUR,MANDSAUR-458990	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All That Piece And Parcel Of SOUTH PART OF HOUSE NO. 412/01 SITUATED AT TOWN SITAMAU WARD NO. 08,RATANKUND STREET , TEHSIL SITAMAU MANDSAUR -458990,.[Total Area 600 SQ.FT. OR 55.76 SQ.MTR.] North :Land of Seller, South :Street 3 ft then House of Shahid Mohammad, East : Land of Irshad Akhtar, West : Road **POSSESSION STATUS- SYMBOLIC POSSESSION**	**17.11.2025** RS. Rs.2141362.49/- (Rupees Twenty One Lakh and Forty one Thousand Three Hundred and Sixty Two and Paise Forty Nine Only) as of 12.11.2025 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 3705000/-**(Rupees Thirty Seven Lakh and Five Thousand Only) **EMD PRICE:- RS.3,70,500**(Three Lakh and Seventy Thousand and Five Hundred Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
7) HDB FINANCIAL SERVICES LTD 2ND FLOOR PACIFIC TOWAR IN FRONT OF STREET FOOD , CITY CENTER , GWALIOR 474011 **Account of (Loan Nos). 5326307, 10055860, 15521164, 23069519 linked by Unique Id Number 60043177.** **1.LADIES CORNER** SATYA NARAYAN SANTAR MORAR SADAR BAZAR GWALIOR GWALIOR-474001 MADHYA PRADESH **And Also** GROUND FLOOR AND FIRST FLOOR MUN PRO NO 2055 WARD NO 25 RAMKALA NAGAR MORAR GWALIOR-474006 **2.RAJENDRA SINGH BHADORIA** RAM KALA NAGAR I/F RAM JANKI MANDIR MORAR GWALIOR GWALIOR MADHYA PRADESH-474001 **3.KUSUM BHADORIA** RAM KALA NAGAR I/F RAM JANKI MANDIR MORAR GWALIOR GWALIOR MADHYA PRADESH- 474001 **4.RAJENDRA SINGH BHADORIA** GIRLS COLLEGE ROAD RAM KALAN NAGAR MORAR GWALIOR GWALIOR-474006 MADHYA PRADESH **5.KUSUM BHADORIA** GIRLS COLLEGE ROAD RAM KALAN NAGAR MORAR GWALIOR GWALIOR-474006 MADHYA PRADESH	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All That Piece And Parcel Of House Property On Ground Floor And First Floor Municipal Property No 2055 Ward No 25 Is Situated At Ramkala Nagar, Morar, Gwalior Having Total Area 2000 sq Ft And Built Area Ground Floor And First Floor Total Srea 4000 Sq Ft Boundries East - Property House Laxman singh, West - Gali Aftar Property House Makan Ramesh, North - Property House Atmaram dubey, South - Property House Sihani Sahab **POSSESSION STATUS- SYMBOLIC POSSESSION**	**27.05.2026** Rs.4552190.33/- (Rupees Forty Five Lakhs and Fifty Two Thousand One Hundred and Ninety and Paise Thirty Three Only) as of 27.05.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR Vikas Saini MOB; 09893558484 Email id acm.bhopal@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 14240000/-**(Rupees One Core Forty Two Lakhs and Forty Thousand Only) **EMD PRICE:- RS.1424000**(Forteen Lakhs and Twenty four Thousand Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
8) HDB FINANCIAL SERVICES LTD Ground Floor No. 14, Ground Floor, 2/27, M.G Rd, opp. Police Station, Jaora, Madhya Pradesh 457226 **LOAN ACCOUNT NO. 27432586** **1.F S C FRUIT COMPANY** SABJI MANDI NAJAR BAGH JAORA JAORA-457226 MADHYA PRADESH **And Also** EAST SIDE PORTION OF HOUSE NO.23 MOHALLA NAZAR BAG JAORA JAORA-45722 **2.MEHBOOB KHAN 23** WARD NO.19 NAZAR BAGH JAORA JAORA JAORA JAORA MADHYA PRADESH- 457226 **3.MOHAMMAD FARUKH** 23 WARD NO.19 NAJAR BAGH JAORA JAORA JAORA JAORA MADHYA PRADESH- 457226 **4.RAJIYA BEE KHAN** 23 WARD NO.19 NAJAR BAGH JAORA JAORA JAORA JAORA MADHYA PRADESH- 457226 **5.BABU KHAN 23** WARD NO.19 NAZAR BAGH JAORA JAORA JAORA JAORA MADHYA PRADESH- 457226 **6.ANVAR HUSAIN23** WARD NO 19 NAJAR BAGH JAORA JAORA JAORA JAORA MADHYA PRADESH- 457226	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All that piece and parcel of An open & residential plot East side portion of House No. 23 situate at Mohalla Nazar Bag Jaora Dist. Ratlam M. P. (Total Area 835 Sq. feet/77.57 Sq. Mt.) EAST : ROAD, WEST: REMANANING PART OF HOUSE NO 23 OF HABIB KHA NORTH: ROAD, SOUTH : HOUSE OF MANJUR HASAN **POSSESSION STATUS- SYMBOLIC POSSESSION**	**16.02.2026** Rs.3040884.02/- (Rupees Thirty Lakhs Forty Thousand Eight Hundred Eighty Four and Paise Two Only) as of 11.02.2026 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 4801875/-**(Rupees Forty Eight Lakhs and One Thousand Eight Hundred Seventy Five Only) **EMD PRICE:- RS.480188**(Four Lakhs and Eighty Thousand and One Hundred Eighty Eight Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**
9) HDB FINANCIAL SERVICES LTD FIRST FLOOR WARD NO. 05,PLOT NO.03,SURVEY NO. 231/3,421/2,RADHESHYAM NAGAR,GEETA BHAWAN ,MANDSAUR,MADHYA PRADESH-458001 **LOAN ACCOUNT NO. 35155330** **RATNAWAT MASINARY RATNAWAT MASINARY** 04 BUS STAND BUDHA MALHARGARH PIPLIYAMANDI ROAD MANDSAUR MANDSAUR-458556 MADHYA PRADESH **And Also** PLOT SITUATED AT WARD NO. 16 ABADI AREA PATWARI HALKA NO. 30 MOJA BUDA TEHSIL MALHARGARH DISTT. MANDSAUR (M.P) (TOTAL MANDSAUR-458556 **JYOTIBALA RATNAWAT** WARD N 17 GRAM BUDHA POST BUDHA TEH MALHARGARH BUDHA MANDSAUR MANDSAUR MADHYA PRADESH- 458556 **SANJAY KUMAR RATNAWAT (DECEASED THROUGH LEGAL HEIR) JYOTIBALA RATNAWAT (LEGAL HEIR)** WARD N 17 GRAM BUDHA POST BUDHA TEH MALHARGARH BUDHA MANDSAUR MANDSAUR MADHYA PRADESH- 458556 **MANJEET RATNAWAT (LEGAL HEIR)** WARD N 17 GRAM BUDHA POST BUDHA TEH MALHARGARH BUDHA MANDSAUR MANDSAUR MADHYA PRADESH- 458556	**MORTGAGE PROPERTY:- SCHEDULE OF THE SECURITIES I** All That Piece And Parcel Of Plot Situated At Ward No 16 Abadi Area, Patwari Halka No 30, Moja Buda, Tehsil Malhargarh, District Mandsaur Madhya Pradesh. Total Area Admeasuring 100.43 Sq Meter Boundarics. North: Shakuntala rathore South: Shivlal East :Road, West :Farukh.ali **POSSESSION STATUS- SYMBOLIC POSSESSION**	**12.11.2024** Rs. 3,935,722.17/- (Rupees Thirty Nine Lakhs Thirty Five Thousand Seven Hundred Twenty Two and Paise Seventeen Only) as of 11.11.2024 UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 30 DAYS FROM THE DATE OF THIS NOTICE	MR GOPAL SENGAR MOB; 97529 80771 Email id acm.indore@hdbfs.com Mr. Rahul Parkhe EMAIL ID:- lm.manglaya@hdbfs.com MOBILE NO. 09584819041	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**Rs. 7132500/-**(Rupees Seventy One Lakh Thirty Two Thousand and Five Hundred Only) EMD PRICE - RS.7,13,250(Seven Lakh Thirteen Thousand Two Hundred and Fifty Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 10-12-2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 09/12/2026**

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the HDB FINANCIAL SERVICES LIMITED. The property is being sold with all the existing and future encumbrances whether known or unknown to the HDB FINANCIAL SERVICES LIMITED. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. The e-Auction is being held on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/ their cost, risk & responsibility. Though the bank will facilitate in taking possession by obtaining orders from the competent authority.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on 09/12/2026 (During Office Hours).
4. 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://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 M/s. C1 India Pvt Ltd, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana Pin: 122003, E-mail ID : andhra@c1india.com Support Helpline Numbers : 9948182222 Sales Enquiries : support@bankeauctions.com, 9948182222 and for any property related query may contact Authorised Officer: Mr. Kapil Baldodiya Mobile No.- 07691929371 Email Id: la1.jabalpur@hdbfs.com & Mr. Rahul Parkhe Mobile No.:- 09584819041 Email Id:lm.manglaya@hdbfs.com during the working hours from Monday to Saturday.
5. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No 4)] on/ before 09/12/2026 upto 5.00 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
6. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
8. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
10. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
11. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com before submitting their bids and taking part in the e-Auction.
12. The publication is subject to the force major clause.

Special Instructions

13. Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

DATE: 06/11/2026 PLACE: Madhay Pradesh

AUTHORISED OFFICER, HDB FINANCIAL SERVICES LIMITED

Chart the path forward with influential market voices

Decode markets with candid conversations and insightful Q&As featuring voices shaping business, markets, and economy. Every Monday in Business Standard.

To book your copy, SMS **reachbs** to **57575** or email **order@bsmail.in**

Business Standard Insight Out