HDB FINANCIAL SERVICES

HDB Financial Services Limited
3rd and 4th Floor, Hemalatha Mansion,
7-1-397/111 & 112, S R Nagar,
Hyderabad - 500 038, Telangana.
Web : www.hdbfs.com
CIN - L65993GJ2007PLC051028
Email : customer.support@hdbfs.com

Registered A.D

Dated: - 17/11/2026

1. **OM INDUSTRIES**
   SHED NO 88 SHIVAM INDUSTRIAL PARK OPP BHAT SS MORAIYA VASNA CHANCHARVADI SANAND AHMEDABAD AHMEDABAD-382213 GUJARAT

   And Also
   SUB-PLOT NO. 33/A, GHUMA EVERGREEN CHSL, BLOCK NO. 13 & 14, MOUJE GHUMA, TALUKA GHATLODIA, DIST & SUB-DISTRICT AHMEDABAD AHMEDABAD-382234

2. **PATEL PRAMILABEN**
   121 SAHAJ BUNGLOWS NR -SVM INTERNATINOAL SCHOOL MORAIYA AHMEDABAD AHMEDABAD GUJARAT-382213

3. **VIPULKUMAR PARSHOTAMBHAI PATEL**
   121 SAHAJ BUNGLOWS NR -SVM INTERNATINOAL SCHOOL MORAIYA AHMEDABAD AHMEDABAD GUJARAT-382213

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property through e-auction dated 23/12/2026.

We refer to our Demand Notice dated **21/08/2026** issued by us 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 we had called upon you to pay the dues of **Rs.9577828.37/- (Rupees Ninety Five Lakhs Seventy Seven Thousand Eight Hundred Twenty Eight and Paise Thirty Seven Only) as of 17.08.2026** dues which may fall due till realisation 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 Loan **Account Number-59309698** 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.

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1. 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 Authorised officer of HDB Financial Services Ltd. 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 dated -**04-11-2026.**
2. After taking **Symbolic possession** of the secured assets, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of reports of the valuer, Reserve Price for Secured Asset described herein below as mentioned in Annexure "A" is fixed at and **RS. 1, 30, 34000/- (RUPEES ONE CRORE THIRTY LAKH THIRTY FOUR THOUSAND ONLY).**
3. 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.e. **RS. 1, 30, 34000/- (RUPEES ONE CRORE THIRTY LAKH THIRTY FOUR THOUSAND ONLY).** described herein below in Annexure "A", below which the said Secured Asset as mentioned in Annexure "A" will be sold and which sale will be on **"AS IS WHERE IS" "AS IS WHAT IS" 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 assets 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 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	**23/12/2026**
2	TIME OF AUCTION	10:30 AM to 04:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	C1 INDIA PRIVATE LIMITED, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003 , Mr. Dharani krishna, email id - andhra@c1india.com; support@bankeauctions.com ph.no-9948182222.
4	MODE OF AUCTION	E-AUCTIONTHROUGH WEBSITE: https://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 assets.

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Post the expiration of the said **30 days**, HDB Financial Services Limited shall be entitled to sell the said secured assets 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 Sub Section 8 of Section 13 of the Act, in respect of time available to redeem the secured assets.

ANNEXURE – "A"
DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

NAME OF THE BRANCH &ACCOUNT	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE AND POSSESSION STATUS	DEMAND NOTICE DATE OUTSTANDING AMOUNT (SECURED DEBT)	AUTHORIZED OFFICER'S DETAILS FOR PROPERTY INSPECTION AND OTHER QUERIES	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE EMD BID INCREASE AMOUNT	DATE OF E-AUCTION TIME OF E-AUCTION EMD SUBMISSION DAT
101, First Floor, Vrushakruti Corspace Building,Opp. Westside Shop, Nr. Shyamal Cross Road,Ahmedabad - 380015 **LOAN ACCOUNT NO.- 59309698** 1. OM INDUSTRIES 2.PATEL PRAMILABEN 2. VIPULKUMAR PARSHOTAMBHAI PATEL ALL R/O: SHED NO 88 SHIVAM INDUSTRIAL PARK OPP BHATSS MORAIYA VASNA CHANCHARVADI SANAND AHMEDABAD AHMEDABAD-382213 GUJARAT & SUB-PLOT NO. 33/A, GHUMA EVERGREEN CHSL, BLOCK NO. 13 & 14, MOUJE GHUMA, TALUKA	PROPERTY :- I **All the rights, Sq. Meters, title and alongwith interest of immovable property being Sub-Plot No. 33/A: having plot area admeasuring 151.84 Sq. Yards 1.e. Operative construction area admeasuring 175 Sq. Yards l.e. 146.32 Sq. Meters, in the "Ghuma Evergreen CoGhuma, Taluka Housing Society Limited", constructed on Non-Agricultural land bearing Block No. 13 & 14, situate, being and lying at Mouje Ghatlodia in the Registration District Ahmedabad and**	**17/08/2026 Rs.9577828.37 /- (Rupees Ninety Five Lakhs Seventy Seven Thousand Eight Hundred Twenty Eight and Paise Thirty Seven Only)** PERTAINING TO LOAN ACCOUNT NO. **59309698** AS ON **17/08/2026** WITH FUTURE CONTRACTUAL INTEREST PER ANNUM FROM **17/08/2026** UNTIL PAYMENT IN FULL AMOUNT	**DHARMVEER POONIA CONT NO. 9664046604.** **(FOR PROPERTYINSPECTION AND OTHER QUERIES) , Mr. Ramkaran Mishra CONT NO. 7600116009** **MR. PRASHANT MAKHECHA CONT NO. 7600800900 EMAIL ID:- prashant.makhecha@hdbfs.com MR. Ishan Upadhyay cont no.**	**MODE OF PAYMENT : ONLY DEMAND DRAFT**	RESERVE PRICE :- **RS.13034000/ - (RUPEES ONE CRORE THIRTY LAKH THIRTY FOUR THOUSAND ONLY).** EMD PRICE:- - **RS. 1303400 /- (RUPEES THIRTEEN LAKH THREE THOUSAND FOUR HUNDRED ONLY)**	**E-AUCTION DATE :- 23/12/2026 AT. 10:30 AM TO 04:00 PM** **EMD SUBMISSION DATE :- 22/12/2026**

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GHATLODIA, DIST & SUB-DISTRICT AHMEDABAD AHMEDABAD-382234 & 121 SAHAJ BUNGLOWS NR - SVM INTERNATINOAL SCHOOL MORAIYA AHMEDABAD AHMEDABAD GUJARAT-382213	**Sub-District Ahmedabad-9 (Bopal).** Boundaries- North- **Other Property** South- **Flat no. 501,The middle wallis shared** East - **Lift** West- **Ground Floor Road** POSSESSION STATUS:- SYMBOLIC POSSESSION	ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF **30** DAYS FROM THE DATE OF THIS NOTICE	**9904010894**	

HDB FINANCIAL SERVICES LTD. AHMEDABAD

Authorized Officer
HDB Financial Services Limited