HDB FINANCIAL SERVICES

HDB Financial Services Limited
3rd & 4th Floor, Geetai Shopping Mall,
No. 17 34, Paud Rd, , Ideal Colony,
Kothrud, Pune, MH 411038
Web. www.hdbfs.com
CIN U65993GJ2007PLC051028
Email: customer.support@hdbfs.com

Registered Post

Dated: 16.11.2026

1. **THE MOBILE SHOPPEE**
   BHAGYA JYOTI PL NO 24 A KASTURBA CO OP
   HOUSING SOC SE.NO 40/13 DHANORI ROAD PUNE
   PUNE-411015 MAHARASHTRA

   And Also
   S NO 40 CTS NO 358 PLOT NO 14 FLAT NO 5 SECOND
   FLOOR BHAGYAJYOTI APARTMENT DHANORI PUNE
   PUNE-411015

2. **RAJENDRA MOTILAL JAIN**
   S NO 40 SUBHASH NAGAR BHAGYAJYOTI
   APARTMENT FLAT NO 5 TINGARE NAGAR ROAD
   NEAR SAWANT PETROL PUMP VI PUNE-411015
   MAHARASHTRA

3. **RAHUL RAJENDRA JAIN**
   S NO 40 SUBHASH NAGAR BHAGJYOTI APARTMENT
   FLAT NO 5 TINGARE NAGAR ROAD NEAR SAWANT
   PETROL PUMP VISHR PUNE-411015 MAHARASHTRA

4. **REKHA RAJENDRA JAIN**
   S NO 40 SUBHASH NAGAR BHAGYAJYOTI APARTMENT
   FLAT NO 5 TINGRE NAGAR ROAD NR SAWANT PETROL
   PUMP VISHR PUNE-411015 MAHARASHTRA

Dear Sir/Madam,

! 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.2075973/- (Rupees Twenty Lakhs Seventy Five Thousand Nine Hundred Seventy Three 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- **31039346** 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 19.10.2026.

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.33,15,000/- (Rupees Thirty-Three Lakh Fifteen Thousand Rupees 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

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reserve price i.e. Rs.33,15,000/- (Rupees Thirty-Three Lakh Fifteen Thousand Rupees Only) 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" 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	22/12/2026
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB Financial Services Limited **Office:** 4th Floor, Geetai Shopping Mall, No. 17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038.
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:-16.11.2025.
Place:-Pune.

HDB Financial Services Limited
Pune

HDB Financial Services Limited
Authorized Officer

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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. THE MOBILE SHOPPEE BHAGYA JYOTI PL NO 24 A KASTURBA CO OP HOUSING SOC SE.NO 40/13 DHANORI ROAD PUNE PUNE-411015 MAHARASHTRA **2. And Also** S NO 40 CTS NO 358 PLOT NO 14 FLAT NO 5 SECOND FLOOR BHAGYAJYOTI APARTMENT DHANORI PUNE-411015 **3. RAJENDRA MOTILAL JAIN** S NO 40 SUBHASH NAGAR BHAGYAJYOTI APARTMENT FLAT NO 5 TINGARE NAGAR ROAD NEAR SAWANT PETROL PUMP VI PUNE-411015 MAHARASHTRA **4. RAHUL RAJENDRA JAIN** S NO 40 SUBHASH NAGAR BHAGYAJYOTI APARTMENT FLAT NO 5 TINGARE NAGAR ROAD NEAR SAWANT PETROL PUMP VI PUNE-411015 MAHARASHTRA **5. REKHA RAJENDRA JAIN** S NO 40 SUBHASH NAGAR BHAGYAJYOTI APARTMENT FLAT NO 5 TINGARE NAGAR ROAD NEAR SAWANT PETROL PUMP VI PUNE-411015 MAHARASHTRA **LOAN ACCOUNT NO. - 31039346,**	**Rs.2075973/- (Rupees Twenty Lakhs Seventy Five Thousand Nine Hundred Seventy Three Only) as of 14.07.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.**	All that piece and parcel of the Flat No. 5 admeasuring about 510 Square feet i.e. 47.35 square meter on the Second Floor, in the building known as "Bhagyajyoti Apartment", in Bhagyalyogi Co-operative Housing Society Limited, which is constructed on on the Plot No. 14 admeasuring 511.15 square meter, out of S. No. 40 having corresponding CTS No. 358, situated at revenue village Dhanori, Taluka Haveli, District Pune, which is within the local limits of Pune Municipal corporation and within the jurisdiction of Registration Sub District Taluka Haveli District, Pune. 411015 AND BOUNDED AS FOLLOW **East-** Open Space, **West-**Flat No 6, **North-**Open Space, **South-** Flat No 7, Possession Status - **Symbolic Possession**	**RESERVE PRICE** Rs.33,15,000/- (Rupees Thirty-Three Lakh Fifteen Thousand Rupees Only) **EMD** RS.3,31,500/- (RUPEES Three Lakh Thirty-One Thousand Five Hundred Rupees Only) **Last Date Of EMD Submission** **21/12/2026** **Date & Time of Auction** **22/12/2026** **11:00 AM TO 5:00 PM**

For HDB Financial Services Limited

HDB Financial Services Limited Pune

Authorized Officer