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. **SUFIYAN FOOT WEAR**
   SUFIYAN FOOT WEAR SHOP NO 2 TAKVE ROAD
   KANHEFATA NEAR RAILWAY GATE KANHEFATA
   KANHE MAVAL VADGAON-412106 MAHARASHTRA

   And Also
   FLAT NO. 304, 3RD FLOOR, H WING ANANTSHRUSHTI
   WING H GAT NO. 387 AND GAT NO. 404 VILLAGE
   JAMBHUL PUNE TALUKA VADGAON-412106

2. **SOYAB SHAIKH**
   FLAT NO 304 3RD H WING ANANT SHRUSHTI WING H
   GAT NO 387 & GAT NO 404 VILLAGE JAMBHUL PUNE
   TALUKA MA VADGAON-412106 MAHARASHTRA

3. **NILOFAR SOYAB SHAIKH**
   FLAT NO. 304, 3RD FLOOR, H WING ANANT SHRUSHTI ,
   WING H, GAT NO 387 & GAT NO. 404, VILLAGE JAMBHUL
   VADGAON-412106 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.3383047.33/- (Rupees Thirty Three Lakhs Eighty Three Thousand Forty Seven and Paise Thirty 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- **53990100** 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 21.10.2026.

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.50,46,000/- (Rupees Fifty Lakh Forty-Six 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 reserve price i.e. Rs.50,46,000/- (Rupees Fifty Lakh Forty-Six 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

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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 WEB SITE 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. SUFIYAN FOOT WEAR SUFIYAN FOOT WEAR SHOP NO 2 TAKVE ROAD KANHEFATA NEAR RAILWAY GATE KANHEFATA KANHE MAVAL VADGAON-412106 MAHARASHTRA **2. And Also** FLAT NO. 304, 3RD FLOOR, H WING ANANTSHRUSHTI WING H GAT NO. 387 AND GAT NO. 404 VILLAGE JAMBHUL PUNE TALUKA VADGAON-412106 **3. SOYAB SHAIKH** FLAT NO 304 3RD H WING ANANT SHRUSHTI WING H GAT NO 387 & GAT NO 404 VILLAGE JAMBHUL PUNE TALUKA MA VADGAON-412106 MAHARASHTRA **4. NILOFAR SOYAB SHAIKH** FLAT NO. 304, 3RD FLOOR, H WING ANANT SHRUSHTI , WING H, GAT NO 387 & GAT NO. 404, VILLAGE JAMBHUL VADGAON-412106 MAHARASHTRA **LOAN ACCOUNT NO. - 53990100,**	**Rs.3383047.33/-** (Rupees Thirty Three Lakhs Eighty Three Thousand Forty Seven and Paise Thirty 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 Flat No. 304, admeasuring about 66.61 Square Meters, on the 3rd floor in "H" wing, along with car parking space No. H-304, in the building known as "Anantshrushti", Co-Operative Housing Society Limited",which is constructed on the property bearing Gat No. 387 admeasuring about 08 Hector 64.5 Aar and Gat No. 404 admeasuring about 04 Hector 44.4 Aar situated at Village Jambhul, Taluka Maval, District Pune which is within the local limit of Zilla Parishad Pune, Taluka Panchayat Samiti Maval Grampanchyat Mouje Jambhul within the limits of Sub Registrar District and Taluka Maval, District Pune 412106 AND BOUNDED AS : FOLLOW East- By Gat No. 388, 389, 391, 393, 394 & 400, West-By Boundary of Village Kanhe, North-By Gat No. 400, 404 & 405, South- By Gat No.386, 380 & 387, Possession Status - **Symbolic Possession**	**RESERVE PRICE** 50,46,000/- (Rupees Fifty Lakh Forty-Six Thousand Rupees Only) **EMD** RS.5,04,600/- (RUPEES TFive Lakh Four Thousand Six Hundred 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