IndusInd Bank

1st Floor,Sangam Tower Church Road, Jaipur- 302001

APPENDIX IV-A [See proviso to Rule 8(6)] Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).
Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **29/06/2026** by the Authorised Officer of **Indusind Bank Limited.** The Secured assets will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **29/10/2026,** for recovery of **Rs. 17,65,574/-/- (Rupees Seventeen Lakh Sixty-Five Thousand Five Hundred Seventy Four Only) as on 25/08/2026** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/Guarantor/ Mortgagor. The reserve price and earnest money to be deposited is mentioned below. respectively.
That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "Indusind Bank Ltd having Account No. 0007356461l092, IFSC: INDB0000007, and Branch Address: No. 3 Village Road Nungambakkan, Chennai -600034.
Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower, Co Borrower, Guarantor with Address

MR. PRADEEP GOURMOHAN KOILA (KUILA (Borrower)
MRS. PURNIMA PRADEEP KUILA (Co-Borrower) MR. DILIP GOURMOHAN KUILA (Co-Borrower)
MR. RAJEEV GOURMOHAN KUILA (Co-Borrower)
ALL R/O-293, PALLHAR NAGAR, INDORE-452001 (M.P.)
Also, At-OLD-19, NEW-46, SHOP NO. 101 & SHOP NO. 103,
DHAN GALI, KALASHREE MARKET, INDORE-452001

Loan Account Numbers	III0115N
Reserve Price:- Property One- UNIT NO. 101 Rs. 14,85,800/- (Rupees Fourteen Lakh Eighty-Five Thousand Eight Hundred Only) Property Second- UNIT NO. 103 Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand Only)	
Earnest Money Deposit (EMD):- Property One- UNIT NO. 101 Rs. 1,48,580/- (Rupees One Lakh Forty-Eight Thousand Five Hundred Eighty Only) Property Second-UNIT NO. 103 Rs. 73,000/- (Rupees Seventy-Three Thousand Only)	
Date & Time of E-auction	29/10/2026 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	28/10/2026 upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	06/10/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com

Description Of The Immovable Property/Secured Asset:- Property One- ALL THAT PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED COMMERCIAL PROPERTY OF UNIT NO. 101 WITH BUILT-UP AREA ADMEASURING 14.12. SQ, MTRS. OF BUILDING KNOWN AS "KALASHREE" CONSTRUCTED UPON HOUSE NO. 46, OLD NO. 19, DHAN GALI, INDORE, OWNED BY MRS. PURNIMA PRADEEP KUILA & MR. DILIP GOURMOHAN KUILA. EAST: HOUSE OF SALVI WEST: HOUSE OF OSWAL NORTH: STAIRS SOUTH: ROAD
Property Second- ALL THAT PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED COMMERCIAL PROPERTY OF UNIT NO. 103 WITH BUILT-UP AREA ADMEASURING 6.94 SQ. MTRS. OF BUILDING KNOWN AS "KALASHREE" CONSTRUCTED UPON HOUSE NO. 46, OLD NO. 19, DHAN GALI, INDORE, OWNED BY MRS. PURNIMA PRADEEP KUILA & MR. DILIP GOURMOHAN KUILA.

Terms and Conditions:-
1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".
2) The auction will be conducted through Indusind Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.indusind.comor website of service provider i.e. https://www.bankeauctions.com
4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Indusind Bank.
5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124,25,26, & Contact Sh. Bhavik 8866682937 (Manager-bankeauctions) Support e-mail ID: support@bankeauctions.com.and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph. 8769889898, Ketan Dixit-9561087871
6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 17.09.2026,Place:INDORE Authorised Officer(Indusind Bank Limited)

Protium

PROTIUM FINANCE LIMITED

(Formerly known as Growth Source Financial Technologies Ltd.)

Registered & Corporate Office Address: 7th Floor, Block B2, Phase – I Nirlon Knowledge Park, Pahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon(E), Mumbai- 400063, Maharashtra.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Protium Finance Ltd the same shall be referred herein after as Protium Finance Ltd. The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis through E-Auction.
It is hereby informed to General public that we are going to conduct public E-Auction through website **http://bankauctions.in/**

1	Account Number	GS065EEL2472204
2	Name of borrower, co-borrower, Mortgagors	**(Borrower) New Raj Garments Through Its Proprietor Rajesh Mirwani S/o Manohar Lal Mirwani; (Co-borrower) (1.) Simran Mirwani W/o Rajesh Mirwani, (2.) Rajesh Mirwani S/o Manohar Lal Mirwani, (3.) Manohar Lal S/o Ghanshyam Das Mirwani. All having address at:** 204, Dashrath Market, Indore, Block 15/16, Rajwada, Indore, Madhya Pradesh 452001, **Also At -** 136, Shakti Nagar, Opposite Airport, Bijasan Road, Indore, Madhya Pradesh 452005
3	Date of Demand Notice	27th May 2026
4	Amount as per Demand Notice U/s 13(2)	INR 26,54,085.83/- (Twenty-Six Lakh Fifty-Four Thousand Eighty-Five Rupees and Eighty-Three Paise Only) as on 27th May 2026
5	Date of Symbolic Possession	11th AUG 2026
6	Amount as on	Rs. 27,93,168.13/- (Rupees Twenty-Seven Lakh Ninety-Three Thousand One Hundred Sixty-Eight Rupees and Thirteen Paise Only) as on date 17th Sep 2026
7	Description Of Property:	All The Piece And Parcel Of Part Of Plot No. 136, Shakti Nagar Colony, Village Chota Bangarda, Tehsil & Dist. Indore (M.P.) Measuring Total Area: 750 Sq. Ft. (69.70 Sq. Mtr.) And Bounded As Follows: East: Backline; West: Common Road; North: Remaining Part Of This Plot No.136-A; South: Plot No.135. Together With All Other Rights, Buildings, Improvements, And Easements Appurtenant Thereto.
8	Reserve Price	Rs. 33,00,000/- (Rupees Thirty-Three Lakh Rupees Only)
9	Earnest Money Deposit	Rs. 3,30,000/- (Rupees Three Lakh Thirty Thousand Only)
10	Bid Increment Amount (In Rs.)	Rs. 5,000/-
11	E-Auction Date and Time	28-OCT-26 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each)
12	EMD Submission Last Date	27-OCT-26 up to 5:00 PM
13	Inspection Date	21-OCT-26 BETWEEN 11:00 AM TO 5:00 PM

1. All Interested participants / bidders are requested to visit the website **https://bankauctions-.in & https://protium.co.in/** For details, help, procedure and online training on e-auction, prospective bidders may Contact Mr. Nitesh D Pawar Contact number: 8142000725/ 8142000066. email id: **nitesh@bankauctions.in / info@bankauctions.in**
2. For further details on terms and conditions please visit **https://bankauctions.in & https://protium.co.in/** to take part in e-auction.
3. Important Information: This auction is published basis possession vide Sec 13(4) of SARFAESI Act. Physical Possession will be offered post receiving Section 14 Orders as per process laid down under SARFAESI Act and as and when physical possession will be taken. Bidder shall do necessary due diligence in respect of documents and legality before participating in the auction proceedings.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 24.09.2026 Sd/-, For Protium Finance Limited
Place: MADHYA PRADESH Authorised Officer

Truhome FINANCE

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 15.10.2026 & 31.10.2026 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.
Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1. MR.Heera Lal S/o Vishram **2. MRS.SONA BAI W/o MR. Heera Lal** **Residence:- HOUSE NO. - 408/5 CHERITAL CHANDAL BHATA, KHERMAI MANDIR KE PASS, DEEN DAYAL WARD NEAR DIWAKAR MEDICAL JABALPUR Jabalpur Madhya Pradesh INDIA 482001** **Also at: Plot No. 98 & 99, Part of, Bandobast No. 502,Patwari Halka No.23/79, Gram Kathonda, New APJ Abdul Kalam Ward No.74, Tehsil old Panagar, New Adhartal, District Jabalpur, Madhya Pradesh 482004** **Loan Account No. SHLHJABL0000109** **Date of Possession & Type** 02/07/ 2024 & Physical Possession **Encumbranches known** Not Known	Rs. 1648773/- (Rupees Sixteen Lakh Forty Eight Thousand Seven Hundred Seventy Three Only) due and payable as on 07.02.2024, with further interest and incidental expenses, costs etc. Demand Notice Date- 09-02-2024	Rs. 10,00,000/- (Rupees Ten Lakh Only) **Bid Increment:** Rs. 10,000/- and in such multiples **Earnest Money Deposit (EMD)(Rs.)** Rs. 1,00,000/- (Rupees One Lakh Only) **Last date for submission of EMD : 12.10.2026 Time 10.00 a.m. to 03.00 p.m.**	**15th-Oct.-2026 & Auction Time: 11:00 AM to 01:00 PM**	**Mr. Debjyoti Roy +91 09874702021** **Mr. Brajendra Singh Gurjar +91 9977219366** **Date of Inspection : 11.10.2026 11 Am to 04 PM**

Description of Property

All that piece and parcel of property Freehold Residential Plot No. 98 & 99, Part of, Bandobast No. 502,Patwari Halka No.23/79, Old Bhoomi Khasra No.412/342/1 and New Bhoomi Khasra No.412/342/1/1/1/1, Gram Kathonda, New APJ Abdul Kalam Ward No.74, Tehsil old Panagar, New Adhartal, District Jabalpur, Madhya Pradesh 482004.- Total Admeasuring 2000 Sq. ft. Boundaries of the said Property : East: Side Road , West: House Of Guptaji , North : Land Of Seller South : Land Of Pandeyji_

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
(1). Mr. Vikas Jain S/o Mr. Kamlesh Kumar Jain **(2). Mr. Akash Jain S/o Mr. Kamlesh Kumar Jain** **(3). Mr. Bhavesh Jain S/o Mr. Kamlesh Kumar Jain** **(4). Mr. Kamlesh Kumar Jain S/o Mr. Chhote Lal Jain.** **Ghosi Bada, Chitera Oli, Madho Ganj, Pratap Flor Mile, Lashkar, P.O – Lashkar, District – Gwalior (MP)-474001** **AlsoAt-(5). Mr. Bhavesh Jain S/o Mr. Kamlesh Kumar Jain Sundaram Finance Ltd. – 2nd Floor Narayan Krishna Building, City Centre, Near Salasar Mall, Gwalior, MP - 474001** **Loan Account No. SHLHGWLR0000128** **Date of Possession & Type** 01/09/ 2026 & Physical Possession **Encumbranches known** Not Known	Rs. 80,37,089/- (Eighty Lakh Thirty Seven Thousand Eighty Nine Only) as on dated. 09/06/2026 under reference of Loan Account No. SHLHGWLR0000128, with further interest and incidental expenses, costs etc. Demand Notice Date- 12-06-2026	Rs. 1,23,39,000/- (Rupees One Crore Twenty Three Lakh Thirty Nine Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples **Earnest Money Deposit (EMD)(Rs.)** Rs.12,33,900/- (Rupees Twelve lakh Thirty Three Thousand Nine Hundred Only) **Last date for submission of EMD : 30.10.2026 Time 10.00 a.m. to 04.00 p.m.**	**31st-Oct.-2026 & Auction Time: 11:00 AM to 01:00 PM**	**Mr. Debjyoti Roy +91 09874702021** **Mr. Brajendra Singh Gurjar +91 9977219366** **Date of Inspection : 29.10.2026 11 Am to 04 PM**

Description of Property

All the piece and parcels of immovable property being - House Situated at Kamal Singh Ka Bag, Nagar Lashkar, Tehsil & District Gwalior, Municipal Ward & House No. 34/1151 & Ward No. 34 & Property ID No. 1000194362, area 1828 sq.ft. i.e. 169.88 sq.mt.
Bounded as under:-East - Road 20 ft. wide . West- Gali 8 ft. wide. North- House of Vijay Kushwah, Raju Kushwah, Ramesh Kushwah , South- House of Santosh Garg

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: https://www.truhomefinance.in/e-auction / and at Auction Service Provider website address: https://www.bankeauctions.com**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Jabalpur , Gwalior - MP
Date: 24-09-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

यूनियन बैंक ऑफ इंडिया Union Bank of India

Miss Hill Branch: Near Kala Vithika, Padav, Gwalior-474002,Madhya Pradesh, Contact-8369351700, Email-UBIN0551708@unionbankofindia.bank.in

Please Scan QR Code for Property Details

E-AUCTION SALE NOTICE (for sale of immovable properties)

E Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s, that the below described immovable property mortgaged / charged to Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of Union Bank of India, Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS"** through auction for recovery of amount due to Bank.

Detail of enclumbranches over the above properties, as known to the Bank - Not Known. **DATE OF AUCTION - 28.10.2026, TIME - 12.00 Noon to 05.00 pm (with 10 min. unlimited auto extensions).**

S No.	Name of Borrower, & Branch	Property Description	Outstanding Amount	Reserve Price / EMD Price / Type of Possession
1	**Borrower/(s): (a) M/S Durga Devi Trading Company Prop. Kalyan Singh Yadav (b) Mr. Kalyan Singh Yadav Guarantor/(s): (a) Ms. Rachana Yadav All Address:** Sikariya Workshop ke samne, Lakshmi Colony Gol Pahadiya AB Road Lashkar Gwalior -474001 **Branch: Miss Hill**	The residential house bearing corporation department House no 38/3185 ward no 38 property id 271142(old) 1000234839 (New) part of survey no 1443, village Kota situated Shri Ram Vihar Colony Village Kota lashkar, Gwalior in name of Mr. Kalyan Singh Yadav S/o Mr. Mohan Singh Yadav. admeasuring 1800 sqft and **bounded by - East:** House Bhoora & Gopal, **West:** House Tej Singh & Diwan, **North:** Road 15 ft Broad, **South:** House Mahendra	**Rs. 39,97,728.39** + Interest & Others Expenses	**39,65,250/- / 3,96,525/- Symbolic Possession**

For detailed terms and condition of the sale, please refer to the link provided in https://baanknet.com and https://www.unionbankofindia.co.in/english/TendelViewAllAuction.aspx For Registration and Login and Bidding Rules visit https://baanknet.com

This may also be treated as statutory 30 days notice under Rule 8(6) & Rule 9(1) of Security interest (ENFORCEMENT) RULE 2002, to The Borrower/s & Guarantor/s

Place : Gwalior, Date : 23.09.2026 **Authorized Officer,Union Bank of India**

HDB FINANCIAL SERVICES

HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: - RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009

Branch Office: - HDB FINANCIAL SERVICES LTD Tanki Chouraha Near By Sai Mandir In Front Of Sp Banglow 1st Floor Shajapur 465001 Madhya Pradesh

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 12/10/2026 UPTO 04:00 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 PHYSICAL 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://DisposalHub.com

NAME OF THE BRANCH & ACCOUNT DETAILS	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 DATE
1. HDB FINANCIAL SERVICES LTD TANKI CHOURAHA NEAR BY SAI MANDIR IN FRONT OF SP BANGLOW 1ST FLOOR SHAJAPUR 465001 MADHYA PRADESH. LOAN ACCOUNT NO. 42407798 **1.UNNATI SAREES** MAHARAJA HOTEL KE SAMNE NEW ROAD SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH **And Also** RESIDENTIAL CUM COMMERCIAL HOUSE NO. 35& CONSTRUCTED SHOP SITUATED IN WARD NO.06 (NEW NO. 08) AT ABDUL KALAM AJAD MARG, SHAJAPUR-465001 **2. SANJAY SOLANKI** MAKAN N 35/2, WN 9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH **3.MANOJ SOLANKI** MAKN NO 35/2 WARD 9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH **4.RAJENDRA SOLANKI** MAKN N 35/2, WARD N9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH **5.NIRMALA RAJENDRA** MAKN NO35/2 WARD NO9 LAL KHIDKI SHAJAPUR SHAJAPUR-465001 MADHYA PRADESH	MORTGAGE PROPERTY:- All The Piece And Parcel Of Residential Cum Commercial House No. 35 & Constructed Shop Situated in Ward No. 06 (New No. 08) at Abdul Kalam Ajad Marg, City Shajapur (M.P) 465001. Size Length (East-West) 51.00 Ft. (15.54 Mtr.) Width (North-South) 11.30 Ft. (3.45 Mtr.) Total 576.3 Sq Ft. (53.55 Sq Mtr.). North; House of Shri Manohar Rathore., South ;House of Smt Dhulibai.East ; Abdul Kalam Ajad Marg. West ;Aam Raasta. POSSESSION STATUS- PHYSICAL POSSESSION	**16.08.2025 Rs.3249417.04/-** (Rupees Thirty Two Lakh Forty Nine Thousand Four Hundred & Seventeen - Paise Four Only) as of 11.08.2025UNTIL PAYMENT IN FULL AMOUNT ALONG WITH OTHER CHARGES AS DEMANDED IN OUR NOTICE, WITHIN THE STATUTORY PERIOD OF 15 DAYS FROM THE DATE OF THIS NOTICE	MR. VAIBHAV BAKSHI NO.-8966007476 (COLLECTION MANAGER) Mr. SUNIL VISHWAKARMA EMAIL ID:- sunil.vishwakarma @hdbfs.com MOBILE NO. 8600375505 (PROPERTY INSPECTION AND OTHER QUERIES)	MODE OF PAYMENT : ONLY DEMAND DRAFT / RTGS/ NEFT	**RESERVE PRICE :-** 34,03,044 /- (Rupees Thirty Four Lacs Three Thousand Forty Four Only) **EMD PRICE:- RS. 340305/-** (Rupees Three Lakhs Forty Thousand Three Hundred Five Only) **BID INCREASE AMOUNT-15000/-**	**Date of E- Auction- 13-10-2026 AT. 10:30 AM TO 04:00 PM EMD SUBMISSION DATE :- 12/10/2026**

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/ EFFECTING 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 PHYSICAL POSSESSION OF THE PROPERTIES. SUCCESSFUL BIDDER/S SHALL HAVE TO GET **PHYSICAL POSSESSION** OF THE PROPERTIES AT HIS/ THEIR COST, RISK & RESPONSIBILITY.
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 **12/10/2026** (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 DEMAND DRAFT. 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 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:- Mr. Dharani krishna, email id - andhra@c1india.com; ph.no- 9948182222, E-MAIL ID: support@bankeauctions.com, SUPPORT HELPLINE NUMBERS :V91-7291981124/25/26, E-MAIL ID: support@bankeauctions.com FOR ANY PROPERTY RELATED QUERY MAY CONTACT AUTHORISED OFFICER: MR. VAIBHAV BAKSHI NO.-8966007476(COLLECTION MANAGER)Mr. SUNIL VISHWAKARMA (Area Legal Manager) EMAIL ID:- sunil.vishwakarma@hdbfs.com MOBILE NO. 8600375505 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 **12/10/2026 TO 4:00 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 C1 India PVT LTD PRIOR TO THE DATE OF E-AUCTION. NEITHER THE AUTHORISED OFFICER/ HDB FINANCIAL SERVICES LIMITED NOR 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 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

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