



HINDUJA HOUSING FINANCE

HINDUJA HOUSING FINANCE LIMITED

Corporate Office: 167-169, 2nd floor, Near Little Mount Metro Station, Saipet, Chennai - 600015
Branch Office - 295, 3rd Floor, Gulati Tower, Jabalpur Hospital Road, Nagpur Town, Jabalpur, Madhya Pradesh, 482001
Email - auction@hindujahousingfinance.com

EMD Last Date
16.05.2025
between 10 AM to 4PM.

Date/ Time of Auction
20.05.2025
between 11 AM to 1PM.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE (SECURED) ASSETS CHARGED TO HHFL UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

Borrower (s) / Co-Borrower (s) / Guarantor (s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Reserved Price (in Rs.)
	Date of Physical Possession		Earnest Money Deposit (EMD)
Loan Account No. MP/BPL/SEHO/A000000110 MR. CHOUDHARY MOHAMMED IMRAN KHAN (Borrower) Mrs. JAHEENA URPH JAHEENA KHAN (Co-Borrower)	Rs. 26,61,747/- (Rupees Twenty Six Lacs Sixty One Thousand Seven Hundred Forty Seven Only)	All that property i.e one comprising Plot Area 1200 Sq.Ft. House No. 946, Old Ward No. 34, New Zone-01 , Gandhi ward No. 37, ARG No. 2539/1, Situated at Ahmedpur Road, Puranpura, Ekta Colony, Vidisha, Tehsil Vidisha, District Vidisha (M.P)464001 Admeasuring Area 1200 Sq.Ft. Boundaries as Per Sale Deed - East : Plot Of Shri Kailash Singh Kirar, West : 15 Feet Wide Road, North : Plot/house Of Mehraj, South : 15 Feet Wide Road	Rs. 18,00,000/- (Rupees Eighteen Lacs Only)
	01.02.2024		Rs. 1,80,000/- (Rupees One Lac Eighty Thousand Only)
	04/02/2025		

The undersigned as Authorized Officer of HHFL has taken over possession of the schedule property us/ of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to HHFL for realisation of its dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Standard terms & conditions for sale of property through Private Treaty are as under: 1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". 2. The purchaser has to pay 10% of Bid amount prior to **16/05/2025** for participating in Private Treaty 3. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. 4. The Purchaser amount paid in EMD i.e. 10% will be adjusted in total payment of 25% of the deposit to be made as per clause (2) above. 5. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application. 6. In case of non-acceptance of offer of purchase by the HHFL, the amount of 10% paid along with the application will be refunded without any interest. 7. The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights / dues. 8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. 9. HHFL reserves the right to reject any offer of purchase without assigning any reason. 10. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. 11. Sale shall be in accordance with the provisions of SARFAESI Act / Rules. 12. AND WHEREAS the Authorized Officer of the Secured Creditor - Hinduja Housing Finance Limited has decided to dispose off the said secured asset. This notice of sale is published today that the secured asset detailed above will be sold on **20/05/2025 at - Hinduja Housing Finance Limited, Branch Office: Hinduja Housing Finance Limited- 101-B, Business Park, NRK Near Mangal City, Vijay Nagar Indore - 450210**. For further details and queries, contact **Authorised Officer, Rajesh Chakotiya- 8435571111, Vaibhav Shrivastava- 9755225338, Pankaj Joshi - 96445 23678, Ashish Singh - 9981998190**

Date- 01.05.2025

Authorised Officer

PUBLIC NOTICE

Notice is given to public at large that my client M/s. Profectus Capital Pvt. Ltd. having its Registered office at B-17, 4th Floor, Art Guild House, Phoenix Market City, Kuria (W), Mumbai-400070 (Lender) intends grant credit facility to prospective Borrowers to purchase various Plots duly described in Schedule hereinbelow from **1. Mr. Chintaman S/o Mr. Shyamal Uri Badrilal 2. Mr. Jitendra S/o Mr. Govind Power of attorney Mr. Pankaj Vyas S/o Mr. Babulal Vyas 3. Firm – Padars Corporation Pvt. Ltd. Director Mr. Pankaj Vyas S/o Mr. Babulal Vyas (Seller/s)** and create mortgage on said property to secure Loan sanctioned to the Borrower.

The seller has confirmed, declared and assured to the Lender that the said property is not subject to any mortgage, lease, loan, surety, loss, succession, reservation, acquisition, requisition or otherwise howsoever and free from all encumbrances and have clean and marketable title and exclusive right to mortgage and deal with the said property.

Therefore any person(s) having any right, title, interest or claim in the said property of any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, beneficial interest, possession, easement, tenancy, sub-tenancy, licence, hypothecation, maintenance, inheritance, power of attorney, order, decree, award attachment or otherwise howsoever are hereby required to make the same known in writing together with supporting documents to the undersigned within 14 days from the date hereof, failing which my client will proceed to disburse the loan, without any reference to such claim and the same, if any, shall be considered deemed to have been waived and or abandoned.

SCHEDULE-(Property Description)

All that piece and parcel of "DEWAS INDUSTRIAL PARK COLONY", Situated at Survey No. 98, 125/1, 125/2, 128/1, 96/2/1, Situated at City Dewas, Balgarh, Tehsil & Dist. Dewas (M.P.) together with the other structures, erections etc. now erected or to be hereafter erected thereon or any part thereof together with all plots, structures, erections, houses, out-houses, edifices, courts, compound, yard, wells, waters, water courses, sewers, drains, ways, passages, lights, liberties, rights, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof now or heretofore held, used or enjoyed or reputed as part or member thereof or to be appurtenant thereto including all the estates, rights, title, interest, property, claim and demand of the Mortgagor/s into and upon the said premises and every part thereof.

Adv Shailesh Kumar Mahesh Kumar Nagar & Associates

LG-43, Mangal City Mall, Vijay Nagar Indore (M.P.) 452010



ASSET RECONSTRUCTION COMPANY (INDIA) LTD. (ARCIL)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch: 416/B, D. M. Tower, Nr. Janjeeerwala Square, New Palasia, Indore - 452001.
Website: <https://auction.arcil.co.in>, CIN-U65999MH2002PLC134884

POSSESSION NOTICE

Whereas, M/s EQUITAS SMALL FINANCE BANK LTD under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a Demand notice dated 10-01-2020, calling upon the **borrower/Co borrower/ the guarantor(s) and the mortgagor(s) Mr. Sanjay S/o Kalish Gurjar & Mrs. Seema W/o Sanjay Gurjar, of in vide loan Account No. SEINDRE0102649** to repay the amount mentioned in the said notice being a sum of **Rs. 1,30,303/-** (Rupees One Lakh Thirty Thousand Three Hundred Three Only) as on **08-09-2019** in respect of the IB-MLAP Facility; and with further interest and penal interest 04.01.2020 till payment / realisation, within 60 days from the date of receipt of the said notice.

The said borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken physical possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Sl. No.	Borrower Name and Guarantors	Demand Notice	Description of Secured Asset (Immovable Property)	Possession Taken Date
1.	Mr. Sanjay S/o Kalish Gurjar Mrs. Seema W/o Sanjay Gurjar LAN No. SEINDRE0102649	Rs. 1,30,303/- (Rupees One Lakh Thirty Thousand Three Hundred Three Only) as on 08.09.2019 along with future interest at the contractual rate on the aforesaid amount with effect from 04.01.2020 together with incidental expenses, cost, charges etc. Total Outstanding -Rs.3,79,153/- as on 25-04-2025 - and further interest will be calculated from 26.04.2025 Notice dated: 10.01.2020	All the piece and parcel of immovable Situated at Village Undwa - Dist. Ratlam M.P. Total Area - 2500.00 SQ. FT. bearing as per the Map & other documents owner certificate from office Dist. Ratlam (M.P.) office gram panchayat Mundri Dist. Ratlam in favour in favour of Mr. Sanjay S/o Kalish Gurjar R/o Village Undwa Dist. Ratlam M.P Measuring Land as per Attached map.Total Area 2500.00 sq.ft. Boundaries: East : Land of Kailash :West : Open Land and House of Madan:North : Common Road; South : House of Lakhn; Situated at within the Sub - Registration District of Ratlam and Registration District of Ratlam	25-04-2025

The said borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. The borrowers /guarantors /mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

Date: 01-05-2025
Place: Indore

Sd/- Authorized Officer
Asset Reconstruction Company (India) Ltd.



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Mahesh Soni, Sudha Soni	Plot No. 383-D/2,(Second Part of East) Lunawat Cosmos Colony Sector-D, Gram Bhatkhedi Tehsil Mhow, Jila Indore,Mhow,Madhya Pradesh,453441. Bounded by : East - Plot No. 383-D/1, West -Plot No. 383-D/3, North - Plot No. 382-D, South - Colony Road.	03-08-2024	6,53,154	28-04-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full**.

The **borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.**

Place: Madhya Pradesh
Date: 01-05-2025

Authorised Officer,
Home First Finance Company India Limited



PNB Housing Finance Limited
Ghar Ki Baat

APPENDIX -IV-A E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)
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
Registered Office:- 3th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph-011-23357171, 23357172, 23705414, Web-www.pnbhousing.com
Indore Branch:- PNB Housing Finance Limited, 201-A & 202, 2nd Floor, Megapolis Building, 579, MG Road, Indore, Madhya Pradesh - 452001
Bhopal Branch:- PNB Housing Finance Ltd.2nd Floor,131/8, Main Road, Near Jhoomanwala Zone-II, M.P.Nagar Bhopal-462011 (M.P.)

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successors(s), assignee(s) of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.4. **C1 INDIA PRIVATE LIMITED** would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Vivek Lodha** Contact Number - **1800 120 8800** , is authorised person of PNBHFL or refer to www.pnbhousing.com

For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No, Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RPI) (E)	EMD (10% of RPI) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Cases if any (K)
HOU/BHO/0518/527890, B.O:- Bhopal, Hitesh Choudhary /Ankita Choudhary	Rs.750215.83 as on 31-07-2021	Physical Possession	Shivili Block 0, Flat No. 505 King Park City, Bhopal - Pipalga Gajju, Mandideep, Tehsil, Goharganj, Distt- Bhopal,M.P. Survey No. 70/1/2, Bhopal, Madhya Pradesh-462023	Rs. 801000	80100	19-05-2025	Between 12:00pm to 04:00pm	08-05-2025 Between 12:00pm to 03:00PM	20-05-2025 Between 2PM to 03:00PM	Not Known
NHI/IND/0617/396618, B.O.: Indore, Rakaiash Nagar /Malti Nagar	Rs.111555037.76 as on 16-02-2023	Physical Possession	Flat No 102 Sanghi Plaza, 39 Jail Road Gail No.2 Indore, Madhya Pradesh-452009, Indore, India. (900 Sq.Ft Built Up)	Rs. 2316000	231600	19-05-2025	Between 12:00pm to 04:00pm	08-05-2025 Between 12:00pm to 03:00PM	20-05-2025 Between 2PM to 03:00PM	Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/Secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/ paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

1. As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/Secured assets.2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Further such encumbrances to be catered/ paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is/are legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.4. **C1 INDIA PRIVATE LIMITED** would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Vivek Lodha** Contact Number - **1800 120 8800** , is authorised person of PNBHFL or refer to www.pnbhousing.com

Place : Madhya Pradesh, Dated: 01.05.2025

Authorized Officer, M/s PNB Housing Finance Limited

National Bank for Financing Infrastructure and Development
(A Developmental Financial Institution established by an Act of Parliament, The National Bank for Financing Infrastructure and Development Act, 2021)

Office: The Capital, A- Wing, 15th Floor-1503, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051
Tel: (022) 41042000; Website: www.nabfid.org

AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

(₹ in crore)						
Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2025 (Audited)#5	31.12.2024 (Unaudited)	31.03.2024 (Audited)#5	31.03.2025 (Audited)	31.03.2024 (Audited)
1	Total Income from Operations	1,498.58	1,374.13	898.84	5,208.34	2,600.72
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/ or Extraordinary items)	600.17	613.90	187.08	2,191.02	1,601.64
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	600.17	613.90	187.08	2,191.02	1,601.64
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	600.17	613.90	187.08	2,191.02	1,601.64
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	Refer Note 4				
6	Paid up Equity Share Capital	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
7	Reserves (as per Balance sheet of previous year) (excl. Revaluation Reserves and incl. Grant received from GoI)	-	-	-	11,004.50	8,447.40
8	Securities Premium Account	-	-	-	-	-
9	Net worth	30,967.10	30,282.08	28,419.38	30,967.10	28,419.39
10	Paid up Debt Capital / Outstanding Debt	48,301.72	39,493.15	25,066.00	48,301.72	25,066.00
11	Outstanding Redeemable Preference Shares					
12	Debt Equity Ratio	1.62	1.36	0.91	1.62	0.91
13	Earnings Per Share (of Rs. 10/- each)	0.30	0.31	0.09	1.10	0.80
14	Capital Redemption Reserve	NA	NA	NA	NA	NA
15	Debtenture Redemption Reserve	NA	NA	NA	NA	NA
16	Debt Service Coverage Ratio	NA	NA	NA	NA	NA
17	Interest Service Coverage Ratio	1.81	1.89	1.40	1.85	3.13

NOTES:-

- The above is an extract of the detailed format of the quarter ended and the year ended filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarter Ended and the Year Ended March '25 Financial Results are available on the websites of the Stock Exchange(s) and the listed entity (www.bseindia.com, www.nseindia.com and www.nabfid.org).
- For the other line items applicable to Regulation 52(4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, pertinent disclosures have been made to Stock Exchanges (i.e. BSE and NSE) and can be accessed on the website of the stock exchanges (www.bseindia.com and www.nseindia.com).
- The above financial results have been reviewed and recommended by the Audit Committee of Board and approved by the Board of Directors at their meeting held on April 30, 2025. These results for the quarter ended and the year ended March 31, 2025 and have been subjected to an Audit by the Statutory Auditor who has issued an unmodified audit report thereon. The results for the Quarter Ended and the Year Ended March 31, 2024 were reviewed / audited by predecessor Statutory Auditor on which they had issued an unmodified conclusion / opinion.
- Information relating to Total Comprehensive Income and Other Comprehensive Income is not furnished as Ind AS is not yet made applicable.
- The figures for the quarter ended March 31, 2025 are balancing figures as per audited financial statements for financial year ended March 31, 2025 and the unaudited published figures for the nine months ended December 31, 2024 and the figures for quarter ended March 31, 2024 are the balancing figures as per audited financial statements for financial year ended March 31, 2024 and the unaudited published figures for the nine months ended December 31, 2023.
- Figures of the previous periods have been regrouped/reclassified wherever considered necessary to conform to current period classification.

For and on behalf of the Board of Directors

Sd/-
Rajkiran Rai G.
Managing Director

Place : Mumbai
Date: April 30, 2025



HDFC BANK

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400 013
Regional Office: HDFC Bank Ltd.; Dept For Special Operations, Savitri, 597-3/2, G.C.F.Road, Civil Line, Jabalpur (M.P.) - 482001.

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002. .

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of **HDFC BANK LTD.** had taken **Physical Possession** of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through **Web Portal: <https://www.bankauctions.com>**

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Sr. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of collateral properties	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer / Phone No. / Email Id
1.	HDFC Bank Ltd, Indore (M.P.) M/S Oxygen Lifeline Retail Pvt Ltd (now in Liquidation under IBC process)	(1) Mr. Roopendra Singh Chouhan S/o Devendra Singh (Director & Guarantor M/o Oxygen Lifeline Retail Pvt Ltd - now liquidation), (2) Mr. Sachin Singh S/o Mahipal Singh (Guarantor of M/S Oxygen Lifeline Retail Pvt Ltd -now inliquidation), (3) Mrs. Urvashi Bhadauriya D/o Arun Bhadauriya (Guarantor of M/s Oxygen Lifeline Retail Pvt Ltd -now in liquidation), (4) Mr. Kunwar Pushpendra Singh S/o Devendra Singh (Director & Mortgagor of M/S Oxygen Lifeline Retail Pvt Ltd -now in liquidation)	Residential cum commercial Property situated at Plot No.168 at Scheme No.78, Part-II, Indore, Madhya Pradesh Owned by: Mr. Kunwar Pushpendra Singh Area-180 Sq.Mtr.	Rs. 6,56,03,958.68/- Dues as on 30.06.2022 inclusive of interest with further interest @18% p.a. with monthly from 01st July 2022 till the date of full and final payment under the Credit facilities availed. 16th July 2022	17/06/2025 and Time- 10:00 AM onwards	Rs. 4,00,00,000/- EMD Rs.40,00,000/- Bid Increase Amount Rs.1,00,000/-	25/06/2025 11.00 AM to 01.00 PM	20/06/2025 Up to 4.00 PM	Ashish Rawat hdfcbank.com 9981126266 Suniti Bhanushali suniti.bhanushali@hdfcbank.com 9323176985

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: **57500000904261**, Name of the Account: **DFSO TRANSITORY ACCOUNT : DOC SERV.** Name of the Beneficiary : **HDFC BANK LTD., IFSC Code : HDFC0000240**. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks' record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned date and time.**
- The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302020/21/22/23/24, Mr. Mithalesh kumar Mobile : 7080804466 and Mr.Shibu Babu Mobile-9891628914. Help Line e-mail Id: support@bankauctions.com and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days. (10:00 AM to 5:00 PM).**
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankauctions.com)**
STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before 30 days of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 01.05.2025, Place : Indore

Authorised Officer
HDFC Bank Limited