

PNB Housing Finance Ltd.										
APPRAISAL REPORT FOR SALE OF PNB FIDELITY SECURITIES - NOTIFICATION ON IMMEDIATE REMOVAL OF THE SECURITY INTEREST										
ENFORCEMENT OF SECURITY INTEREST ACT-2002 READ WITH PROVISIONS OF SARFESI ACT-1992 AND THE SECURITISATION AND ENFORCEMENT OF SECURITY INTEREST ACT-2002 READ WITH PROVISIONS OF SARFESI ACT-1992										
B.O. AHMEDNAGAR: Unit No.- 203, Second Floor, Sal Midas Tugach, Narang-Marmad Road-Naranch Pallih Hotel, Savadi, Ahmednagar, Maharashtra – 414003. B.O. AURANGABAD: Ear-I, E-2 & E-3, Fourth Floor, Aurangabad Business Centre, Adalat Road, Aurangabad, Maharashtra – 431001. B.O.NASHIK: #407 & 408, 4th floor, Padma Vishwa Landmark, Near-Tishakh Building, Above C.A. Park, Ashok Nagar, Nashik, Maharashtra – 422002.										
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) as described in Column no-B has/have been charged to the said Security Interest under the provisions of the Securitisation and Enforcement of Security Interest Act, 2002 and Sarfesi Act, 1992 by the 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 all persons having interest in the above mentioned properties that they are required to submit their objections if any, before the date specified in column no-C. If there are no objections from any person or mortgagee(s) (or since deceased) as the case may be indicated in Column no-D under Rule-9(b) & (c) of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale please refer to the attached Bid Document at the address stated in Column no-E of the Security Interest Enforcement Rules, 2002 amended as on date.										
Loan No., Name of the Borrower / Guarantor(s)	Demand Period Date(B)	Nature of Property Possession	Description of the Property (C) (D)	Reserve Price (Rs.) (E)	CMD Price (Rs.) (F)	Last date of bid (G)	Bid closing Rate (%) (H)	Exemption Time (I)	Date of Sale (J) & Time (K)	Knowl Status (L)
HOU/AHM/1712/825331 & HNL/AHM/12/12/1075531 Udhak Thakur, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Vijaya Narnavah, Udhava, B.O.: AHMEDNAGA	17.84.893.89 & 13-03-2025	Physical Possession	S.No. 74/2A, Plot No 11 & 13-3A, East Side Flyover Block, No 8-Jilau Nagar Behind Andrayda City Circle, near S.M. Chowdhan, Ahmednagar, Maharashtra-414111.	1,204,000	120,400	7/05/2026	10.00%	12:00pm to 04:00PM	25-08-2026 12:00pm to 04:00PM	NOT KNOWN
HOU/AHR/0219/625284, Archana Devdas Deshmukh & Rohit Hirabharatkar, B.O.: AURANGABA	10,30,298,57 & 18-08-2025	Physical Possession	Buiding GH-Shivner, Fourth Floor-G-13, Kisan Park, Gut No 80 Kanan Park, Near Dicha Nigrah, Nagarpore Market, Aurangabad, Maharashtra-431001.	1,794,000	179,400	27/08/2026	10.00%	12:00pm to 04:00PM	25-08-2026 12:00pm to 04:00PM	NOT KNOWN
HOU/AHO/0622/1021001 & HNL/AHR/0622/1031699. Pravin Jaywant Patil, Pratik Phalprathi Pathi, B.O.: AURANGABA	18,93,090.91 & 18-08-2025	Physical Possession	No.11-3rd Floor, wing NO.08, b-2 Type Building Sara Vatika Maha Shendra Jahangir Taluka Dist. Aurangabad, Maharashtra-431001.	1,426,000	142,600	27/08/2026	10.00%	12:00pm to 04:00PM	25-08-2026 12:00pm to 04:00PM	NOT KNOWN
HOU/AHU/0622/1021001 Unayshwamer More ,Savitri Jadhav More, B.O.: AHMEDNAGA	38,06,094.02 & 18-08-2025	Physical Possession	S.No. 223/B-9, Gurgaon Sevak Hills, Kalanganj District Road, Nasarik, Ahmednagar, Maharashtra-414111.	3,226,000	322,600	27/08/2026	10.00%	12:00pm to 04:00PM	25-08-2026 12:00pm to 04:00PM	NOT KNOWN

 HDB FINANCIAL SERVICES		HDB FINANCIAL SERVICES LIMITED Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009 Regional / Branch Office: HDB Financial Services Ltd. 1 Floor, Wilson House, Old Nagardas Road, Near Amboli Subway, Andheri East, Mumbai. Pincode-400069.			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 16/09/2026 up to 05.00 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 Symbolic 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://www.bankauctions.com											
DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES											
Lot No.	Name of the Branch & Name of the Borrowers & Loan Account No.	Mortgage Property Description, Which is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price EMD Amount Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission				
1.	HDB FINANCIAL SERVICES LIMITED , 2nd, Floor, Chabada Central, Vidya Nagar, Seven Hills, Aurangabad-431001 LOAN ACCOUNT NO.-24246196 1) Shailesh Kirana And General Stores Plot No 21 Hanuman Chowk Chikalathana Aurangabad MH-431001 And Also :- Aruna Ram Maid Plot No 1/p Gut No 558 Hanuman Chowk Aurangabad MH-431001 2) Shailesh Shriram Maid- Hanuman Chowk Chikalathana Aurangabad Chikalathana Industrial Area Aurangabad. 3) Aruna Shriram Maid- Shailesh Kirana And General Stores Plot No 21 Hanuman Chowk Chikalathana Aurangabad Mh Maharashtra-431001 4) Shriram Muridhar Maid- Plot No 21 Near Hanuman Chowk Chikalathana Aurangabad Maharashtra- 431001	SCHEDULE OF THE SECURITIES I All that piece and parcel of Plot No.1/P and constructed thereon admeasuring area 201 sq.mt. (2163 sq.ft.) situated at Gut No 558 Chikalathana, Aurangabad MH Maharashtra 431001 Hereto and alongwith all elementary rights and other rights and interests in respect of the said Plot. Boundaries:- East-15 Meter wide Road, West-10 meter wide Road, North-Open Space, South-Remaining Portion of Plot No.01. Possession Status Symbolic Possession	23.02.2026 Rs.46,62,688.37/- (Rupees Forty Six Lakhs Sixty Two Thousand Six Hundred Eighty Eight and Paise Thirty Seven Only) as of 23.02.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	Mr. Ajay Galphade Mob No.8788551655 Email Id.lo.latur@hdbfs.com	A/c. No. 00210310002731 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002.	RESERVE PRICE Rs.2,06,08,000/- (Rupees Two crore six Lakh Eight Thousand Only) EMD Rs.2,060,800/- (Rupees Two Lakhs Sixty Thousand Eight Hundred Only) Bid Increase Amount *15,000.00	17/09/2026 At 11.00 am to 05.00 pm With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date of EMD Submission 16/09/2026 11am to 5 pm.				
2.	HDB FINANCIAL SERVICES LIMITED , Floor, Chabada Central, Vidya Nagar, Seven Hills, Aurangabad-431001 LOAN ACCOUNT NO. 40394778 1. Felix Enterprise R/o Gut No.54, Plot No 110-111 Adarsh Nagar Shahjipur 4785 Aurangabad-431001 (M.S) And Also Survey No. 190 Plot No 4/B Harsul/Aurangabad-431001. 2. Girjabai Bajirao Bhise Plot No 4 B.S.R.No 190 Kartik Nagar Behind Krishna Mangal Karyalaya Mayur Park Aurangabad-431001 3.Vijay Bajirao Bhise - Gut No.54,Plot No.110-111 Adarsh Nagar,Shahjipur 4785Aurangabad-431001.	SCHEDULE OF THE SECURITIES I All the piece and parcel of Plot No 4/B Sr 190 Kartik Nagar Behind Krishna Mangal Karyal Mayur Park Road Moje Harsul Aurangabad- 431001, Maharashtra and bounded North- L/o of Survey No.190, South- 4.50M Wide Road, East- Plot No.3-B, West- Plot No-5-B. Possession Status Symbolic Possession	20/04/2026 Rs.23,99,363.71/- (Rupees Twenty Three Lakhs Ninety Nine Thousand Three Hundred Sixty Three and Paise Ten Only) as of 15.04.2026	Mr. Ajay Galphade Mob No.8788551655 Email Id.lo.latur@hdbfs.com	A/c. No. 00210310002731 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002.	RESERVE PRICE Rs.34,80,000/- (Rupees Thirty Four Lakhs Eighty Thousand Only) EMD Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only) Bid Increase Amount *15,000.00	17/09/2026 At 11.00 am to 05.00 pm With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date of EMD Submission 16/09/2026 11am to 5 pm.				
3.	HDB FINANCIAL SERVICES LIMITED , Madhur Shobha Complex, Plot No.11 Ground Floor, Chalisgaon Road Chaulfili, Near Holi Child High School, Maruti Nagar Dhule-424001. Loan account No. 26158929 1. Central Engineering Works- Gat No.178/1/K Tikhi Road Gundwara Samor Dhule Dhule Ho-424001 Maharashtra 2. Sahil Shafi Shaikh- Plot 84 Bhanganr Bazar Ansar Nagar Opp Khaliqe Bhanganr Dhule Dhule Ho-424001 3. Shaikhshafi Shaikh Shabbir - Plot 84 Bhanganr Bazar Ansar Nagar Opp Khaliqe Bhanganr Dhule Ho-424001 Maharashtra 4. Parvin Shafi Shaikh- Plot 84 Bhanganr Bazar Ansar Nagar Opp Khaliqe Bhanganr Dhule Ho-424001 Maharashtra	SCHEDULE OF THE SECURITIES I All that piece and parcel of Northern side Plot alongwith construction there on House No.178) of Survey No.178/1/C, (City Survey No.58), admeasuring area 239.40 Sq.Mtr., Zone No.31, Situated at Mohadi Pr. Laying, Tal. & Dist. Dhule-MH-424001 and bounded North -Part of Survey No.178, South -Road, East - Plot No.7, West -Property of Haji Umar Ibrahim. Possession Status Symbolic Possession	15.12.2025 Rs.21,63,172.83/- (Rupees Twenty One Lakhs Sixty Three Thousand One Hundred Seventy Two and Paise Eighty Three Only) as of 09.12.2025	Mr. Ajay Galphade Mob No.8788551655 Email Id.lo.latur@hdbfs.com	A/c. No. 00210310002731 A/c Name HDBFS GENERAL receipts, IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD- LAKDIKAPUL MICR CODE- 500240002.	RESERVE PRICE Rs.55,35,000/- (Rupees Fifty Five Lakh Thirty Five Thousand Only) EMD Rs.5,53,500/- (Rupees Five Lakh Fifty Three Thousand Five Hundred Only) Bid Increase Amount *15,000.00	17/09/2026 At 11.00 am to 05.00 pm With Unlimited Extensions of 5 Minutes After Highest Bid Open Bidding Given By The Participants. Last Date of EMD Submission 16/09/2026 11am to 5 pm.				
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 symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/ their cost, risk & responsibility. Though the bank will facilitate in taking possession by obtaining orders from the competent authority. 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 02.09.2026 (During Office Hours). 4. The interested bidders shall submit their EMD through Web Portal: https://www.bankauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankauctions.com) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. 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 NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN											