

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 also w.r.t section 14(1) of the Security Interest Rules 2002 on 19th November, 2025.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below.

The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

Symbolic Possession Date	19th November, 2025
Demand Notice Dated.	05-07-2025
Name of Borrower(S) and Co-borrower(S)	MR. MOHD DANISH AND MRS. AIMAN SAGEER
Loan Account Number	DRHLAL100612035
Total Outstanding Amount.	Rs.23,37,306/- (Rupees Twenty Three Lakh Thirty Seven Thousand Three Hundred Six Only) as on 01st July 2025
Description of the Immovable Property	All the piece & parcel of Plot Admeasuring 150 Sq Yards comprised in Khet Khasra No 515 situated at Mauja Manzoorah Pargana Teh Koli Dist Aligarh Bounded By Towards East: Plot of Mohd. Mujassim Khan, Towards West: Mateen Khan, Towards North: Land of Mateen Khan, Towards South: Road

Date: 25.11.2025,
Place: Aligarh

Sd/-
Authorized Officer,
DCB Bank Limited

■ HDFC BANK Head Office: HDFC Bank House, Senapati BapatMarg, Lower Parel (West), Mumbai - 400 013

We understand your world Regional Office: HDFC Bank Ltd.; Dept For Special Operations, Ground Floor, Gulab Bhawan, 6, Bhadur Shah Zafar Marg ITO, New Delhi 110002

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 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.banekauctions.com>

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

Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Date/ Time of e-Auction	Amount as per Demand Notice	Reserve Price
				Demand Notice Date	EMD
				Bid Increase Amount	
HDFC Bank Ltd., Delhi M/s. K B MARKETING	Mortgagor/Partner/ Guarantor: Mr Sharad Goel and Ms. Shrawali Devi and Mr. Shauh Goel	Residential Property bearing Flat no. 506, Fifth Floor, Property No.32- D/RB-2/5 Khasra No.327(Part) In Anupam Oremi Heights, Bhoodi Ka Bagh , Mughal Ghatwasan Hari Parvat, Ward , Mughal Road Kamla Nagar Agra uttar Pradesh - 280002, admeasuring 202.24 Sq Meter(Super Built up Area) (2177 Sq Ft)	10.12.2025 10:30 AM to 11:30 PM	Rs. 1,94,86,946.27 Date of Demand Notice: 01-06-2024 Dues as on 01-06-2024 with further interest along with the costs and expenses till the date of full and final payment under the Loan account	Rs. 1,12,00,000.00/- Rs. 11,20,000/- Rs. 1,00,000/-
Last Date for Receipt of Bids: 08.12.2025 Up to 4:00 PM Inspection Date and Time: 06.12.2025 11:30 AM to 12:30 PM					
Name of Authorised Officer/Phone No./Email Id: Mr. Somnath Pandey Mobile: 9310110525 somnath.pandey1@hdfcbank.com					

TERMS & CONDITIONS:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://hdfcbank.auctiontiger.net>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 57500000904261 latest by 4.00 P.M. on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount.
3. To the best of knowledge and information of the Authorized Officer(s), there is no encumbrance or claims except as disclosed as per Bank's record with respect to the Properties including statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding statutory dues / encumbrances / Municipal Corporation Dues / electricity dues, charges/tax arrears etc, if any and it will be liability of the buyer. The intending bidders should make their own independent inquiries regarding the encumbrances, title of Properties & to inspect & satisfy themselves. Properties can be inspected strictly on the above mentioned date and time.
4. 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 No's: 0124-4302020/21/22/23/24, Mr. Mithlesh Kumar Mobile: 7080804466, Help Line e-mail ID: support@banekauctions.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).
5. 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 without assigning any reasons whatsoever. His decision shall be final & binding.
6. The prospective bidder should take cognizance of all the litigation with respect to the property in auction including Securitization Application, if any filed before Debt Recovery Tribunal. He should inquire all the case with respect to the property in auction, independently and take cognizance of it prior to submission of bid.
7. (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.banekauctions.com)

Date: 25-11-2025, Place: Delhi

Authorised Officer, HDFC Bank Ltd.

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HDFC Bank Ltd., Delhi M/s. Shiv Shakti Enterprises	Mortgagor/Partner/ Guarantor: Ms. Alka Garg	Property bearing Khasra No. 77, Village Bhaunja, Pragana Loni, District Ghaziabad, Uttar Pradesh-201102. Area: 98.79 Sq. Mtr.	10.12.2025 10:30 AM to 11:30 PM	Rs. 1,44,00,000/- Rs. 14,40,000/- Rs. 1,00,000/-	
		Property Bearing Plot No. 10, Khasra No. 403/1, Nandgram Road, Village Gookna, Ghaziabad, Uttar Pradesh, Area: 142.51 sq. mtrs.	10.12.2025 10:30 AM to 11:30 PM	Rs. 77,00,000/- Rs. 7,70,000/- Rs. 1,00,000/-	
		Property Bearing Plot No. 9, Khasra No. 403/1, Nandgram Road, Village Gookna, Ghaziabad, Uttar Pradesh, Area: 125.415 sq. mtrs.	10.12.2025 10:30 AM to 11:30 PM	Rs. 67,00,000/- Rs. 6,70,000/- Rs. 1,00,000/-	
Last Date for Receipt of Bids : 08.12.2025 Up to 4:00 PM Inspection Date and Time: 06.12.2025 12:30 PM to 01:30 PM					
Name of Authorised Officer/Phone No./Email Id: Mr. Somnath Pandey Mobile: 9310110525 somnath.pandey1@hdfcbank.com					

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