

Date:28.01.2025.

1. AKASH CLINIC.

S R No-12/29/22 A, PLOT NO-A-104, SHOP NO-1, VITTHAL APPT. NEAR BHISTBAG NAKA SAVEDI AHMEDNAGAR-414003 MAHARASHTRA.

2. JAYASHRI UMESH NIMBALKAR.

PLOT NO.25, CHETANA COLONY, NAGARPUR, NEAR MAHALAXMI PARK NAGAR MANMAD ROAD AHMEDNAGAR-414003 MAHARASHTRA.

3. UMESH RAMAKANT NIMBALKAR.

PLOT NO.25, CHETANA COLONY, NAGARPUR, NEAR MAHALAXMI PARK NAGAR MANMAD ROAD AHMEDNAGAR-414003 MAHARASHTRA.

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **13.01.2020** issued by us under Section 13(2) of the 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.1,10,93,340.00/- (One Crore, Ten Lakhs, Ninety Three Thousand, Three Hundred and Fourty Rupees Only)** as of 13.01.2020 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. in full within 60 days (Sixty days) from the date of the said notice (hereinafter referred as the "Outstanding Amount") and payable by you all pertaining to Loan Account Number **7259040**, 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 Authorised officer of HDB Financial Services Limited has taken actual possession of the properties described herein below in Annexure "A" (and referred hereinafter as "Secured Assets") through The Tahsildar Ahmednagar, as per the order passed by the Honble DM, Ahmednagar (MH) in Secu. Case. No.275/2022 in exercise of the powers conferred on him under Section 14 of the Act.

3. After taking Physical/Actual 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.80,08,554/-** (Rupees Eighty Lakhs Eight Thousand Five Hundred & Fifty Five Only).

4. 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.80,08,554/-** (Rupees Eighty Lakhs Eight Thousand Five Hundred & Fifty Five Only) described herein below in Annexure "A", which sale will be on "**AS IS WHERE IS**" "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**".

5. 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 15 days from the date of this notice along with the existing encumbrances 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 15 days from the date of this notice which please note.

6. 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.

7. Pursuant to pending **Spl.C.S. No.209/2022** before the CJSD Ahmednagar, this sale confirmation shall be outcome of the Civil Suit.

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	19/02/2025
2	TIME OF AUCTION	11:00 AM TO 5:00 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	Office: HDB FINANCIAL SERVICES LIMITED, Nagar Pune Road, Near Ahmednagar Collage, First Floor, Above Zudio Mall, Ahilyanagar(Ahmednagar)-414001.
4	MODE OF AUCTION	AUCTION THROUGH WEBSITE https://bankauctions.in

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 15 days for sale of the said secured asset.

Post the expiration of the said 15 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.

HDB Financial Services Limited

Authorized Officer

Date:-28.01.2025.

Place:-Ahmednagar.

For any query, please contact **Mr.Chetan Dhangar; Mobile No:-7820829423** (Area Collection Manager) & at HDB Financial Services Limited.

ANNEXURE – “A”
DESCRIPTION OF IMMOVABLE PROPERTIES

LOT NO	NAME OF THE BRANCH, LOAN ACCOUNT NUMBER & NAME OF THE CUSTOMER	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE & POSSESSION STATUS	DEMAND NOTICE DATE	AUTHORIZED OFFICER'S DETAILS	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	DATE/ TIME OF E-AUCTION & LAST DATE OF EMD SUBMISSION	
			OUTSTANDING AMOUNT (SECURED DEBT)			EMD		BID INCREASE AMOUNT
	<p>HDB FINANCIAL SERVICES LIMITED, HDB FINANCIAL SERVICES LIMITED, 2nd Floor, Sai Midas Touch, Kedare Arcade, Oppt. Hotel Patiyala House, Nagar Manmad Road, Savedi Ahmednagar, Maharashtra-414003.</p> <p>LOAN ACCOUNT NO. _ 7259040.</p> <p>1. AKASH CLINIC. R/o:- S R No-12/29/22 A, PLOT NO-A-104, SHOP NO-1, VITTHAL APPT. NEAR BHISTBAG NAKA SAVEDI AHMEDNAGAR-414003 MAHARASHTRA.</p> <p>2. JAYASHRI UMESH NIMBALKAR.</p> <p>3. UMESH RAMAKANT NIMBALKAR. Both R/o:- PLOT NO.25, CHETANA COLONY, NAGARPUR, NEAR MAHALAXMI PARK NAGAR MANMAD ROAD AHMEDNAGAR-414003 MAHARASHTRA.</p>	<p>ALL THE PART AND PARCEL OF THE PROPERTY BEARING PLOT NO.25 ADMEASURING 55.44 SQ.MTR, PLOT NO.26 ADMEASURING 54.00 SQ. MTR, PLOT NO.27 ADMEASURING 54.00 SQ. MTR, PLOT NO.28 ADMEASURING 54.00 SQ. MTR, PLOT NO.29 ADMEASURING 54.00 SQ. MTR, PLOT NO.30 ADMEASURING 54.00 SQ. MTR, PLOT NO.31 ADMEASURING 64.56 SQ. MTRS. OUT OF SURVEY</p> <p>NO.91/1A2(OLD S. NO.94/1A/2) OF VILLAGE NAVNAGAPUR, AHMEDNAGAR-414003.</p> <p>BOUNDED AS:-</p> <p>EAST: 9 MTR. ROAD WEST: PLOT NO.18 TO 24 NORTH: S NO.104/1 SOUTH: 9 MTR. ROAD J</p> <p>Possession Status- Physical/Actual Possession</p>	13.01.2022	<p>Rs.1,10,93,340.00/- (One Crore, Ten Lakhs, Ninety Three Thousand, Three Hundred and Fourty Rupees Only) as of 13.01.2020 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.</p>	<p>MR.Vijaykumar Sapkal, Mobile No: - 8888873781</p> <p>E mail Id: Vijaykumar.sapal@hdbfs.com</p>	<p>A/c No. 00210310002748 A/c Name – HDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002</p>	<p>Rs.80,08,554/- (Rupees Eighty Lakhs Eight Thousand Five Hundred & Fifty Five Only)</p> <p>EMD Rs.8,00,855/- (Rupees Eight Lakhs Eight Hundred & Fifty Five Only)..</p> <p>*15,000.00</p>	<p>19.02.2025 At 11 am to 5 pm WITH UNLIMITED EXTENSION S OF 5 MINUTES AFTER HIGHEST BID OPEN BIDDING GIVEN BY THE PARTICIPANTS.</p> <p>LAST DATE OF EMD SUBMISSION 18.02.2025 11am to 5 pm.</p>

Date:-28.01.2025

Authorised Officer
HDB Financial Services Limited.