

BAJAJ HOUSING FINANCE LIMITED
 Registered Office: Mumbai-Pune Road, Akurdi, Pune, Maharashtra-411035. Branch Office: 1st & 2nd Floor, JK Towers, 719A-53-2, 46th Cross, Sangam Circle, Jaynagar 8th Block, Bangalore-560082.

PUBLIC NOTICE OF MORTGAGE

The Under mentioned property is mortgaged with Bajaj Housing Finance Limited and are held as securities in the loans availed by KARAGAPPA SHIVARAM and INTEGRITY INFOTECH, LAKSHMAMMA M being the Borrower(s) / Co Borrower(s) / Guarantor(s). The original Papers related to the said property are in possession of Bajaj Housing Finance Limited and with an intention to create the security, the Borrowers named here-in have mortgaged the same. The Borrowers named here-in as well as the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL.

Name of the Borrower/Co-Borrower/Guarantor and branch
 KARAGAPPA SHIVARAM and INTEGRITY INFOTECH, LAKSHMAMMA M (Borrower) (Co-Borrowers) Bangalore Karnataka (Branch).

Description of the Security: All That Piece And Parcel Of Property Bearing No.159, 5th Block Sri M Vishweshwaraiah Layout, Bangalore Measuring 12.00 Square Meter East - West, 9.00 Square Meter North - South, Total Measuring 108.00 Square Meter And Bounded By East By: Road, West By: Plot No.154, North By: Plot No.160, South By: Plot No.158.

Loan Number(s): H404HLP0541351 & H404VBL0875519

Place: Bangalore **Sd/- Authorised Officer**
Date: 11-12-2025 **For M/s. Bajaj Housing Finance Limited**

BAJAJ HOUSING FINANCE LIMITED
 Registered Office: Mumbai-Pune Road, Akurdi, Pune, Maharashtra-411035. Branch Office: 1st & 2nd Floor, JK Towers, 719A-53-2, 46th Cross, Sangam Circle, Jaynagar 8th Block, Bangalore-560082.

PUBLIC NOTICE OF MORTGAGE

The Under mentioned property is mortgaged with Bajaj Housing Finance Limited and are held as securities in the loans availed by Chiranjib Majumdar And Jolly Majumdar being the Borrower(s) / Co Borrower(s) / Guarantor(s). The original Papers related to the said property are in possession of Bajaj Housing Finance Limited and with an intention to create the security, the Borrowers named here-in have mortgaged the same. The Borrowers named here-in as well as the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL.

Name of the Borrower/Co-Borrower/Guarantor and branch
 CHIRANJIB MAJUMDAR and JOLLY MAJUMDAR (Borrower) (Co-Borrowers) Bangalore Karnataka (Branch).

DESCRIPTION OF ENTIRE PROPERTY : SCHEDULE "A" PROPERTY:- All that Property measuring 02 Acres 25.08 Guntas (or) 02 Acres 25½ Guntas in Sy.No.21/1 of Maragondanahalli Village, Bidarahalli Hobli, Bangalore East Taluk, duly converted for non-agricultural residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No ALN, [EJB],SR.27.2011-12 dated 10-07-2011 and presently bearing E-Khata No.150200400100520439, in the records of Bidarahalli Village Panchayath, Margondanahalli, Bangalore and bounded by: **East:** Land in Sy.No.21/2, **West:** Property belonging to Sri. Nagaraj Reddy and Sri. Sriram Reddy and remaining portion of land in Sy.No.21/1, **North:** Land in Sy. Nos.20 and 24 and thereafter property belonging to Sri. Srirama Reddy, **South:** Lands in Sy. Nos.22 and 23 and Gramatana.

SCHEDULE "B":- 484 Sq. Ft. (44.96 Sq. Mtrs). Undivided share, right, title, interest and ownership in the land in Schedule "A" Property.

SCHEDULE "C" APARTMENT : All that 02 BHK Residential Apartment bearing No.A-1103 in Eleventh Floor of Block 'A' in the Project VIZ., "DEFINER HI LIFE" built in Schedule 'A' Property and having 855 Sq. Feet of carpet area with right to use 341 Sq. Ft of proportionate share in common areas such as passages, lobbies, lifts, staircases and other area of common use and totally measuring 1196 Sq. Feet of Super Built Up Area approximately, with One Covered Car Parking Space in the Lower/Upper Basement level/Silt Level and the apartment and presently bearing E-Khata No.150200400100520500, in the records of Bidarahalli Village Panchayath, Margondanahalli, Bangalore and the Apartment is bounded by: **East:** Apartment No. B-1101 in 11th Floor, and Open towards Open Space in Block-'B' in 'DEFINER HI-LIFE'; **West:** Apartment No. A-1102/Lobby in 11th Floor, in Block-'A' in 'DEFINER HI-LIFE'; **North:** Apartment No.A-1104 in 11th Floor, in Block-'A' in 'DEFINER HI-LIFE'; and **South:** Open towards Open Space in Block-'A' in 'DEFINER HI-LIFE'. **Loan Number(s):** H5C5HLL0740077, H5C5HLL0770459 & H404VPL1078290.

Place: Bangalore **Sd/- Authorised Officer**
Date: 11-12-2025 **For M/s. Bajaj Housing Finance Limited**

CORRIGENDUM
ALPINE WINERIES PRIVATE LIMITED
FORM A
PUBLIC ANNOUNCEMENT
 Pursuant to our publication on 21.11.2025, correction to be noted Date of auction instead of 22.12.2025 should be read as **07.01.2026** Auction portal instead of <https://bankauctions.in> must be read as <https://ibbi.banknet.com/eauction-ibbi/home>
CA Ravindranath Narayana Rao
 Liquidator of
ALPINE WINERIES PRIVATE LIMITED
 (IBBI Registration No. IBB/PA-001/IP-P00645/2017-2018/11099
 AFA VALIDITY: AAU/11099/02/311226/108557
 VALID UPTO December 31, 2026
 Date : 11.12.2025
 Place : Bangalore

JOINT E-AUCTION SALE NOTICE
BASE CORPORATION LIMITED (in LIQUIDATION)
 CIN: U30007KA1987PLC023168
Reg. Office: Flat No. S2, 2nd Floor, No.13 Lohan's Regent, Sundermurthy Road, Cox Town, Bangalore-560005.
Liquidator's Address: No.12, Raheja Chambers, Museum Road, Bangalore-560001.
Email: basecliquidator@gmail.com, ipkpraju@gmail.com.

JOINT E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 AND SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
 This Joint E-Auction Sale Notice is for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Appendix IV-A and provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("SARFAESI ACT, 2002").

This Joint E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Personal Guarantor under that the Company-Unit/Assets of the BASE CORPORATION LIMITED (in Liquidation) ("Corporate Debtor") is proposed to be sold as a Going-Concern Basis or "Mode of Sale" Basis as under Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Personal Guarantor of the Corporate Debtor mortgaged/charged/freehold with the secured creditors forming integral part of the plant and machinery under SARFAESI ACT, 2002 read with Appendix IV and rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" by way of an "online e-auction" through e-auction platform.

The said proposition for disposition is without any kind of warranties and indemnities.
 The bidding of the assets stated in the below table shall take place through online e-auction service provider, via website <https://banknet.com/>.

Submission of requisite Forms, Affidavits, Declaration etc., by the Prospective Bidder.	Until 26-12-2025.
Site Visit / Inspection/Due Diligence Date.	On or before 26-12-2025.
Last Date for Submission of EMD.	26-12-2025 till the end of Banking Hours.
Date and Time of E-Auction with unlimited extension of 5 minutes for incremental bids.	30-12-2025 10 A.M. to 5 P.M. (SI.No.1).
Declaration of Highest Bidder	03-01-2026

The Brief Particulars of sale are as follows:

Sl.	Following Group/Lot of Assets available for sale in E-Auction.	Reserve Price (INR) (in Cr)	EMD (INR) (in Cr)
1.	UNDER IBC CODE, 2016 and UNDER SARFAESI ACT, 2002 BASE Corporation Ltd (CD)'s Land and Building situated at Khasra No. 357/192/140/2 having 29.04 Bighas and CD's Property on Personal Guarantor Mr. Rakesh Sharma's Land situated in the Factory Premises and adjoining admeasuring 85.06 Bighas situated at Khasra No's 357/190/140/5, 357/190/140/3, 357/190/140/1, 357/190/140/2 at Village Oachghat, Solan District, Himachal Pradesh.	40.00	4.00

The E-Auction will be with unlimited extension of 5 minutes for incremental bids.
 The BID increment amount is Rs.20 Lakhs for SI.No.1.
 Under IBC, 2016 and SARFAESI ACT, 2002, all the part and parcel of the Mortgaged Property, belonging to CD and Mortgaged Property, Free-hold Property belonging to Mr. Rakesh Sharma (Personal Guarantor to Consortium of Banks), for recovery of Rs.36,63,58,49,663.76 including interest and charges thereon- as on the admission of Personal Guarantor to CD NCLT Admission dt 19-12-2023.

TERMS AND CONDITIONS OF E-AUCTION 1. The Auction Sale is being conducted by the Liquidator and Authorised Officer under the provisions of IBC, 2016 and SARFAESI Act, 2002 with the aid and through Joint E-auction. This Joint E-Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://banknet.com/>. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of the bid documents, for obtaining the bid form www.basecorp.in, and as well as the website of the service provider, <https://ibbi.banknet.com/eauction-ibbi/home> the details of the secured assets put up for auction. 3. The bidders may participate in the Joint e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Liquidator / Authorised Officer / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. For Asset / Sale related please contact Mr. Konduru Prasanth Raju, Liquidator at +91-9980591019 or e-mail at basecliquidator@gmail.com. For Secured Creditors Personal Guarantor related Please Contact Mr. Harsh Magia at +91-7506107562 or e-mail at harsh.magia@phoenixarc.co.in and/or Mr. Brij Kishore Mobile at +91-9828528909 or e-mail at brijkishore.blochi@dbi.co.in. Bidders may also go through the link of the "Data Room" for verifying the details of the secured asset put up for auction/ obtaining the bid form. 5. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold by way of an online e-auction on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" AND "WITHOUT RECOURSE" condition. 6. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as bidders and get user ID and password free of cost to participate in the Joint e-auction on the date and time as mentioned aforesaid. 7. For participating in the Joint e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset and true copies of the PANCARD, AADHAR CARD, Board Resolutions in case of Company and Address Proof as per terms detailed in Tender Documents, on or before the Last date as mentioned in the above table. 8. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify and the bid submitted will be rejected. 9. The Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the IBC Code, 2016 to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited. 10. As Per Security Interest (Enforcement) Rules, 2002, the successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for the Item by way of RTGS/NEFT to the account mentioned in the Bid document on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Liquidator / Authorised Officer, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 11. The EMD of all other bidders who did not succeed in the e-auction will be refunded within 30 working days of the closure of Joint e-auction. The EMD deposited by the unsuccessful bidder shall not carry any interest. 12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before Thirtieth (30th) day from day of E-Auction, the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 13. No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 14. At any stage of the Joint E-auction, the Liquidator / Authorized officer reserves their right to vary any of the terms and condition of this notice for sale, without prior notice, at their discretion and the Liquidator / Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pones the auction without assigning any reason thereof and without any prior notice. 15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. 16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 17. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to any other authority towards the transfer of the rights in its / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the Liquidator / Authorised Officer mentioning the reason of delaying the registration. 18. It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited NOC Charges, electricity, water, maintenances charges and any charges required for transfer of the said property in favour of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities. 19. The Secured Asset under Joint e-auction as mentioned in sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the Liquidator / Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature. 20. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC about the holding of the above-mentioned auction sale. 21. To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of the Liquidator / Authorised Officer. The Liquidator / Authorised Officer shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. 22. The particulars specified in the Joint e-auction notice published in the newspaper have been stated to the best of the information of the Liquidator / Authorised Officer; however, the Liquidator / Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 23. In the event, the Joint e-auction scheduled hereinabove fails for any reason whatsoever, Liquidator / Authorised Officer has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. And / Or Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") under IBC, 2016.

Sd/-

Mr. KONDURU PRASANTH RAJU Liquidator In the matter of BASE Corporation Limited.	Mr. HARSH MAGIA Authorised Officer of Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY16-23
Reg. No. IBB/PA-002/IP-N00708/2018-2019/12200	Lead Representative of Consortium of Banks

Date: 11-12-2025 | **Place:** Bangalore and Solan.

HDFC Bank Limited
 Branch: 1st Floor, Sri Hari Towers, # 59A-1-5/1, Besides Mary Stella College, Vijayawada-520008. CIN L65920MH1994PLC080618, Website: www.hdfcbank.com

DEMAND NOTICE

Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited) by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023 (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notice(s), as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinafter in their respective names, together with further interest as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset(s).

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues	Date of Demand Notice	Description of Secured Asset(s) / Immovable Property (ies)
(a)	(b)	(c)	(d)	(e)
1	Mr. Pathan Sattar Khan (Borrower)	Rs.32,22,025/- as on 31st Aug 2025*	23-Oct-2025	SCHEDULE-A:- All that piece or parcel of property situated at Guntur District, Guntur Sub-District, within the Guntur Municipal Corporation Limits, Guntur City, Nandivelugu Road, Near Venkatrama Theater, Patta No.22, bearing D.No.670 as per survey the D.No.670/1 of Guntur Village, in which Plot No's 1, 2, 3, 4, 5, 6 with available on Ground after leaving an extent of 81.50 Sq.Yards on Southern side and 166.52 Sq.Yards on Western side of the site and retained an extent of available on Ground 2751.86 Sq.Yards of site with nearest Door No.16-33-3 is being bounded by: East: Private Galli, South: 40ft wide Municipal Corporation Road, West: 20 Ft. Wide Road, North: Property belongs to Shaik Basheer, S/o. Abdulla Within these boundaries as per measurements on Ground 2751.86 sq. yards or 2300.91 sq. mts., of site therein and including all the rights of easements and appurtenances etc., in which. SCHEDULE-B:- An undivided and unspecified share measuring 39.31 sq. yards or 32.86 sq. mts., out of in total extent of 2751.86 sq. yards of 'A' schedule site and along with One TWO BED ROOM FLAT bearing No.311, located in SECOND FLOOR of "SITARAM SAPPHIRE" with a plinth area of 1050 sq. ft., (including common areas and one car parking area), which has constructed in the entire construction for the above mentioned share of site is being bounded by: East: Open to Sky, South: Open to Sky in between this flat and Flat No.310, West: Common Corridor, North: Open to Sky and common Lift in between this Flat and Flat No.312 Within these boundaries One Flat No.311, located in SECOND FLOOR i.e., above the stilt, Ground and First Floors of the said "SITARAM SAPPHIRE" and along with the common and joint rights, including the rights of easements, appurtenances etc., and allotment of one car parking area in stilt floor.
2	Mr. Pathan Sattar Khan (Borrower)	Rs.31,37,821/- as on 31st Aug 2025*	23-Oct-2025	SCHEDULE-A:- All that piece or parcel of property situated at Guntur District, Guntur Sub-District, Within the Guntur Municipal Corporation limits, Guntur City, Nandivelugu Road, Near Venkatrama Theater, Patta No.22, bearing D.No.670 as per survey the D.No.670/1 of Guntur Village, in which Plot No's 1, 2, 3, 4, 5, 6 with available on Ground after leaving an extent of 81.50 sq.yards on Southern side and 166.52 sq. yards on Western side of the site and retained an extent of available on Ground 2751.86 sq-yards of site with nearest Door No.16-33-3 is being bounded by: East: Private Galli, South: 40ft Wide Municipal Corporation Road, West: 20ft. Wide Road, North: Property belongs to Shaik Basheer, S/o. Abdulla Within these boundaries as per measurements on Ground 2751.86 sq. yards or 2300.91 sq. mts., of site therein and including all the rights of easements and appurtenances etc., in which., SCHEDULE-B:- An undivided and unspecified share measuring 39.31 sq. yards or 32.86 sq. mts., out of in total extent of 2751.86 sq. yards of 'A' schedule site and along with One semi-finished TWO BED ROOM FLAT bearing No.312, located in SECOND FLOOR of "SITARAM SAPPHIRE" with a plinth area of 1050 sq-ft., (including common areas and one car parking area), which is allotted in the entire construction for the above mentioned share of site is being bounded by: East: Open to Sky, South: Open to Sky, West: Common Corridor, North: Open to Sky Within these boundaries One semi-finished Flat No.312, located in SECOND FLOOR i.e., above the stilt, Ground and First Floors of the said "SITARAM SAPPHIRE" and alongwith all the common and joint rights, including the rights of easements, appurtenances etc., and allotment of one car parking area in stilt floor.

*with further interest, costs, charges etc incurred till the date of payment and / or realization.
 If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences. The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 11-12-2025 **For HDFC Bank Ltd.**
Place: Vijayawada **Sd/- Authorised Officer**
Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020

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