

AUCTION SALE NOTICE

(For Immovable Properties / Secured Assets on "As is Where is", "As is What is", and "whatever there is" Basis)

The Authorized 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 Noid-Mumbai Vide Order Dated 17th March 2023) (Hdfc) Issues 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 6 (6) Of The Security Interest (Enforcement) Rules, 2002.

Notice Is Hereby Given To The Public In General And In Particular To The Borrower (S) And Guarantor (S) Indicated In Column (A) That The Below Described Immovable Property(ies) Described In Column (C) Mortgage/Charged To The Secured Creditor, The Constructive / Physical Possession Of Which Has Been Taken As Described In Column (D). By The Authorized Officer Of Hdfc Secured Creditor, Will Be Sold On "As is Where is", "As is What is" And "Whatever There is" As Per The Details Mentioned Below.

Notice Is Hereby Given To Borrower / Mortgageor(S) / Legal Heirs, Legal Representatives (Whether Known Or Unknown), Executor(S), Administrator(S), Successor(S) And Assign(S) Of The Respective Borrower(S) / Mortgageor(S) (Since Deceased), As The Case May Be, Indicated In Column (A) Under Rule 6(6) Of The Security Interest (Enforcement) Rules 2002. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In Hdfc Secured Creditor's Website I.E. www.hdfcbank.com Would Be Sold On "As is Where is", "As is What is", And "Whatever There is" Basis By Holding A Public Auction Under Rule 6(5)(C) Of The Security Interest (Enforcement) Rules, 2002 Adopting "Public Auction" Method And As Per The Procedure And Subject To The Applicable Terms, Conditions And Disclaimers.

Sr No	Names of Borrower(s)/Mortgageor(s)/Guarantor(s) /Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s)/Mortgageor(s)/Guarantor(s) (since deceased), as the case may be.	Outstanding Dues to be recovered (Secured Debt) (Rs.)	Description of the immovable property/Secured Asset. (1 Sq.Mtr. is equivalent to 10.76 Sq.Ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and Time
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1.	Mr.Pardhi Ravindra Gulab (Borrower) Mrs.Pardhi Chyambal Ravindra (Co Borrower)	Rs.12,74,620/- as on 31.05.2021*	Flat No.14, Floor-Third, Gokuldham Apartment-Bldg A, Plot No.08+09, S.No.554, Dharmaji Colony, Near Siddhivayak Ganpati Mandir, Shivaji Nagar, Satpur, Tal. & Dist.Nashik- 422007. (Admeasuring Built Up Area 46.47 Sq. Mtrs)	Physical	Rs.11,25,000/-*	Rs.1,25,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
2.	Mr.Yadav Rajdev Moti (Borrower) Mrs.Vijya Lakshmi (Co Borrower) M/s.Rajdev Yadav Po Works (Co Borrower)	Rs.14,79,802/- as on 31.12.2018*	Flat-07, Floor-4th, Anandiyog Apartment, Plot No.29, S.No.7/1B (Old S.No.771+2A), Shanti Nagar, Mauje Mashmalabad, Tal. & Dist.Nashik-422003. (Admeasuring Carpet Area 41.35 Sq. Mtrs and Allotted Open Parking 9.29 Sq. Mtrs)	Physical	Rs.14,00,000/-*	Rs.1,40,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
3.	Mr.Patthak Vijay Chandrakant (Borrower) Mrs.Patthak Dipali Vijay (Co Borrower)	Rs.31,18,562/- as on 28.02.2023*	Flat No.502, Floor-5, Vivana Apartment-Wing-D, S.No. 320/1/1/1A/B/2A, Kannamang Bridge, Near Panchayati Dental College, Mauje Nashik, Tal. & Dist.Nashik-422003. (Admeasuring Carpet Area 57.82 Sq. Mtrs, Admeasuring Built Up Area 80.39 Sq. Mtrs, Allotted Parking Area 5.57 Sq. Mtrs)	Physical	Rs.30,00,000/-*	Rs.3,00,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
4.	Mr.More Suraj Anil (Borrower) Mrs.More Anita Anil (Co Borrower)	Rs.17,38,696/- as on 31.12.2020*	Flat No.8, on Floor-03, Gokul Apartment-1, Plot No. 20+21+22, Survey No.58/3B, Dhruv Nagar, Gangapur Shihar, Tal. & Dist.Nashik-422006. (Admeasuring Carpet Area 53.38 Sq. Mtrs)	Physical	Rs.17,50,000/-*	Rs.1,75,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
5.	Mr.Ozha Ganpat Rameshwar (Borrower) Mrs.Ozha Sapna Ganpat (Co Borrower)	Rs.20,50,019/- as on 31.05.2021*	Row House-03, Radhakrishna Row House, Plot No.11, Gat No.2663(P)2+2664/2, Gram Panchayat S.No.10557 & Gram Panchayat Revenue No.7469/3, Old Janor Road, Behind Uttar Sweets, Mauje Ozar, Taluka Nighad, Nashik-422005. (Admeasuring Plot Area 60.00 Sq. Mtrs, Roc/Built Up Area 79.46 Sq. Mtrs)	Physical	Rs.20,52,000/-*	Rs.2,05,200/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
6.	Mrs.Nikam Ranjana Bhausa (Borrower) Mr.Nikam Bhausa Krushnarav (Co Borrower) M/s.Panchavati Traders (Co Borrower)	Rs.45,86,860/- as on 31.01.2019*	1) Flat No.19, Floor-4th, Jai Gajanan Apartment, Plot No.15, S.No.235/2/A, Narayan Nagar, Rasbihari-Meri Link Road, Tal. & Dist.Nashik-422003. (Admeasuring Built up area for Fl.No.19 is 86.43 Sq. mtrs) 2) Flat No.20, Floor-4th, Jai Gajanan Apartment, Plot 15, S.No.235/2/A, Narayan Nagar, Rasbihari-Meri Link Road, Nashik, Tal. & Dist.Nashik-422003. (Admeasuring Built up area for Fl.No.20 is 65.05 Sq. Mtrs)	Physical	Rs.22,00,000/-*	Rs.2,20,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
7.	Mr.Singh Shrikant Surendra (Borrower) M/s.Shrikant Mess (Co Borrower)	Rs.32,27,077/- as on 31.12.2021*	Row House No.1, Pramukh Park Row Houses, Plot No. 56+57+58, Unit 1, S.No.265/1B, Opp Madhuban Colony, Makmalabad Naka, Near NMC Garden Mauje Mhasrul, Tal. & Dist.Nashik- 422003. (Admeasuring Plot Area 102.545 Sq.Mtrs and Built Up Area 98.00 Sq. Mtrs)	Physical	Rs.33,00,000/-*	Rs.3,30,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
8.	Mr.Sakpal Suresh Abaji (Borrower) Mrs.Sakpal Suvama Suresh (Co Borrower)	Rs.57,08,187/- as on 28.02.2023*	Flat No.4, Floor-3+4, "Shree Hari Apartment" Plot 03, S.No. 28/6, Kote Nagar, Behind Gunji Hospital, Gangapur Road, Village Anandwadi, Tal. & Dist.Nashik-422013. (Admeasuring Built Up Area 136.16 Sq. Mtrs)	Physical	Rs.55,25,000/-*	Rs.5,52,500/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
9.	Mr.Vishwakarma Ganpat Dipnarayan (Borrower) Mrs.Vishwakarma Savita Ganpat (Co Borrower)	Rs.21,06,853/- as on 30.04.2018*	Flat-403, (Floor-4) Still 3 Floor, "Siddhi Poja Residency" "B" Wing, Plot D-27 and D-28, S.No.35/6, Rameshwar Nagar, Anandwadi, Taluka & District Nashik-422013. (Admeasuring Carpet Area 40.32 Sq. Mtrs. Built Up Area 57.13 Sq. Mtrs)	Physical	Rs.20,00,000/-*	Rs.2,00,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
10.	Late Mrs.Jadhav Rupall Bhairav Through her all known and unknown legal heirs 1) Mr.Jadhav Bhairav Ashok	Rs.18,82,703/- as on 30.09.2019*	Flat No.4 & 5, Yugandhar Megasurvey Co-Op.Hsg.Soc. Ltd, S.No.40/2+3, Parijat Nagar, Jail Road, Nashik Road, Mauje Dasak Tal. & Dist.Nashik-422101. (Admeasuring Built Up Area for Flat No.4 is 41.80 Sq. Mtrs, Admeasuring Built Up Area for Flat No.5 is 41.80 Sq. Mtrs. Total Built Up Area 83.60 Sq. Mtrs)	Physical	Rs.18,00,000/-*	Rs.1,80,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
11.	Mr.Kute Vijay Shankar (Borrower) Mrs.Lahane Jyoti Subhashrao (Co Borrower)	Rs.15,86,984/- as on 30.11.2021*	Flat-1, 1 Floor, Balaji Residency Apartment, Plot No.02, Gat No.360/2, Koralka Nagar-2, Near Buddha Vihar, Adgaon Shihar, Nashik-422003. (Admeasuring Built Up Area 50.18 Sq. Mtrs)	Physical	Rs.14,50,000/-*	Rs.1,45,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
12.	Mr.Satpute Shaileendra Tanaji (Borrower) Mrs.Satpute Vaishali Shaileendra (Co Borrower)	Rs.12,49,400/- as on 31.12.2018*	Flat No.12, Floor.No.03, Parth Sneha Apartment, Plot No. 3 & 4, S.No.53/5B-3C+3A/11/4+4/5/1, Laute Nagar, Jaishawani Road, Deolali Shihar, Nashik-422101. (Admeasuring Built Up Area 51.11 Sq. Mtrs)	Physical	Rs.15,10,000/-*	Rs.1,51,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
13.	Mr.Yeole Dipsa Prasad (Borrower) Mrs.Yeole Pramod Prushottam (Co Borrower) M/s.Deesha Services (Co Borrower)	Rs.23,24,502/- as on 31.08.2022*	Flat No-20, Floor-Still Third, "Corner Stone Gionous Avenue" Plot No.10+11, S.No.229/4/2, CTS No.5687 & 5686, Opp.Ekta Green Valley, Near Hotel Express INN, Palfardi Phata, Mauje Palfardi, Tal. & Dist.Nashik-422009. (Admeasuring carpet area 55.01 Sq. mtrs, Parking area 4.65 Sq. Mtrs)	Physical	Rs.25,83,000/-*	Rs.2,58,300/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
14.	Mr.Borkar Abhishev Digambar (Borrower) Mrs.Davla Niyati Babubhai (Co Borrower)	Rs.21,27,161/- as on 31.0.2022*	Flat-UG-06, Tower-A, Wing A-4, Floor-First (As Per Approved Building Plan), Anandvaan Type-A, Plot No.1, S.No.607/2+629(P), Near Hari Om Dhaba, Mumbai Agra Highway, Village Gondle Durna, Tal.Igarpuri, Dist.Nashik-422403. (Admeasuring Built Up Area 74.126 Sq. Mtrs. Carpet Area 55.741 Sq. Mtrs)	Physical	Rs.22,10,000/-*	Rs.2,21,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
15.	Mr.Jadhav Sanjay Devrao (Borrower) Mrs.Jadhav Hira (Co Borrower)	Rs.17,01,219/- as on 31/10/2022*	Flat No.15, 3 Floor, Duryankar Plaza Apartments, Plot No.143+144, CTS No. 2242, Gat No. 193/A, Sarathra Chowk, Shramik Nagar, Carban Naka, Satpur, Village Pimpalgao Bahula Shihar, Taluka & District Nashik-422007. (Admeasuring Carpet Area 37.30 Sq. Mtrs)	Physical	Rs.16,70,000/-*	Rs.1,67,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
16.	Mr.Sahane Yogesh Bharat (Borrower) Mrs.Sahane Deepali Yogesh (Co Borrower)	Rs.19,60,804/- as on 31/10/2022*	Flat No.1, Floor-1, Santosh Complex Apartment, Plot No.1A, S.No.250/6/1, Audumber Nagar Stop, Amruthdam, Tal. & Dist.Nashik-422003. (Admeasuring Built Up Area 72.52 Sq. Mtrs)	Physical	Rs.18,60,000/-*	Rs.1,86,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
17.	Mr.Sahane Yogesh Bharat (Borrower) Mrs.Sahane Deepali Yogesh (Co Borrower) C/o.Shrawane Labour Contractor (Co Borrower)	Rs.20,43,901/- as on 31/10/2022*	Flat No.2, Floor-1, Santosh Complex Apartment, Plot No.1A, S.No.250/6/1, Audumber Nagar Stop, Amruthdam, Tal. & Dist.Nashik-422003. (Admeasuring Built Up Area 72.52 Sq. Mtrs)	Physical	Rs.18,60,000/-*	Rs.1,86,000/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
18.	Mr.Bhoje Dnyaneshwar Bhaskar (Borrower) Mrs.Bhoje Aarati Dnyaneshwar (Co Borrower) M/s.S.F.Decorators (Co Borrower)	Rs.22,71,635/- as on 28/02/2023*	Flat-A-12, 3 Floor, Sai Palace Co-Op.Hsg.Society-Wing "A", Plot No.1+2+3, S.No.233/D, Kala Nagar, Dindori Road, Panchavati, Mauje Mhasrul, Tal. & Dist.Nashik-422004. (Admeasuring Built Up Area 85.037 Sq. Mtrs)	Physical	Rs.24,71,000/-*	Rs.2,47,100/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
19.	Mr.Patil Lotan Sharan (Borrower) Mrs.Patil Madhuri Lotan (Co Borrower)	Rs.14,50,190/- as on 31/07/2023*	Row House-23, Kalpataru Ph-II-Block (Wing)-D, G.No.99+100 D/2/A, CTS No.4545/1(P), Ambad-Satpur Link Road, Near Indian Oil Petrol Pump, Chunchale Shihar, Tal. & Dist.Nashik-422007. (Total Admeasuring Area 50.05 Sq. Mtrs, Carpet Area 27.75 Sq. Mtrs)	Physical	Rs.15,75,000/-*	Rs.1,57,500/-	11/03/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik

*together with further interest, cost and charges as applicable from time to time, up to the date of payment and/or realisation thereof.
 To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets.
 Date: 08/02/2025 Place: Nashik
 Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai-400013
 Note: The sale notice is published on 08/02/2025 in **Deshdoot Times, Nashik Edition**

TERMS & CONDITIONS OF SALE:

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorized Officer / HDFC. 2. However, the Authorized Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the above mentioned Immovable Property / Secured Asset, before submitting the bids. 3. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets. 4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs. 50 Lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax Act. 5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereunder and any other related documents. 6. The Bid Document can be collected / obtained from the Authorized Officer of HDFC having his office at HDFC House, Sharanpur Link Road, Sharanpur Nashik. 7. The Bid Document will also be available at site on the respective date fixed for inspection of the Immovable Property / Secured Asset. 8. Properties / Secured Assets are available for inspection on 20th February 2025 between 3 p.m. and 5 p.m. 9. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Pratik Vyasa - Telephone / Mobile Number-9822910308. 10. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of HDFC Bank Ltd payable at par in sealed envelope and shall be submitted at HDFC House, Sharanpur Link Road, Sharanpur Nashik. 11. The offer amount (to be mentioned in Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid Increment which will be decided by the Authorized Officer at the time of auction. 12. The last date of submission of bids in sealed envelope shall be 10th March 2025. 13. Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated at Sr. No.12 hereinabove shall be treated as invalid. 14. Conditional offers shall also be treated as invalid. 15. The auction will be conducted on the date and time indicated in Column (G) of Bids will be opened on the date and time indicated in Column (G) in the presence of the Authorized Officer. 16. The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, inter alia, for negotiations / raising / revising / improving their respective bids / offers. 17. The Immovable Property / Secured Asset shall not be sold below the Reserve Price. 18. On sale of the property, the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorized Officer. 19. It shall be at the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders. 20. The Authorized Officer has the absolute right to accept or reject the highest and / or all Bids) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and conditions of this sale without prior notice. 21. The sale shall be completed on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC. 22. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of auction. The Earnest money deposit will not carry any interest. 23. Along with Bid Documents (the Bidders) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving licence, copy of the PAN card issued by the Income Tax department etc., and the proof of residence countersigned by the bidder himself/herself. 24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 6(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorized officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.
CAUTION NOTE:
 Prospective purchaser at large is hereby informed that HDFC and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice. The name and contact details of the agency/broker, if any, authorized by HDFC to deal with sale of Immovable property can be obtained only from the office of HDFC at the address mentioned above.

Date: 08/02/2025
 For HDFC BANK LTD.
 sd/-
 Authorized Officer