

HDFC BANK

HDEC BANK LIMITED

Branch: HDFC Spenta – RPM Dept. 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013

CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

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**) Issues E-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 provision to Rule 8 (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) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HODFC 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 / Mortgagee(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagee(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.hdfcbank.com

Sr No	(A) Name/s of Borrower(s)/ Mortgagee(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) / Mortgagee(s) / Guarantor(s) (since deceased), as the case may be.	(B) Outstanding dues to be recovered (Secured Debt) (Rs.) ^a	(C) Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq. ft)	(D) Type of Possession	(E) Reserve Price (Rs.)	(F) Earnest money deposit (Rs.)	(G) Date of Auction and time
KANDIVALI (EAST)							
1	MR DEV GAURAB KUMAR & MRS DEVI ANSHUL PAGARIA	Rs. 1,83,61,351/- As on 31-DEC-2023*	FLAT NO 3202, 32ND FLOOR, B WING, BUILDING NO. 03, ASTRON BUILDING, SAMATA NAGAR, CTS NO 837 TO 840 OF VILAGE POISAR, KANDIVALI (EAST), TALUKA BORIVALI, MUMBAI SUBURBAN - 400101 ADMEASURING 763.15 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 70.90 SQ. MTRS. CARPET AREA OR THEREABOUTS.	SYMBOLIC POSSESSION	Rs. 1,74,00,000/-	Rs. 17,40,000/-	24-APR-2025 10.00 am to 10.30 am

1. Inspection Date & Time: 04-APR-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 22-APR-2025

VIRAR (WEST)									
2	MR KANTHE JITENDRA BABAN & MRS KANTHE SHAILA JITENDRA	Rs. 37,30,290/- As on 31-OCT-2023*	FLAT NO 1701, 17TH FLOOR, BUILDING NO T-7, SUMMIT TOWER, JOYVILLE VIRAR PHASE I, SURVEY NO 300/B (PART) OF VILLAGE BOLINJ, VIRAR (WEST), TALUKA VASAI, DISTRICT PALGHAR - 401303 ADMEASURING 716.02 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 65.52 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 65,85,000/-	Rs. 6,58,500/-	24-APR-2025	10.30 am to 11.00 am	

- Inspection Date & Time: 05-APR-2025 between 11.00 am to 4.00 pm
Minimum bid increment amount: Rs. 25,000/-
EMD Amount: Submission on or before: 22-APR-2025

PALGHAR (WEST)		PHYSICAL POSSESSION	Rs. 16,75,000/-	Rs. 1,67,500/-	24-APR-2025
3	MISS PAREKAT SHREEJA VIJAYAN Rs. 20,25,793/- As on 28-FEB-2022*	FLAT NO 201, 2ND FLOOR, WING A, BUILDING NO 2, EARTH RESIDENCY, TYPE A, SURVEY NO 74, HISSA NO 1P, OF VILLAGE TEMBHODE, PALGHAR WEST, TALUKA VASAJ, DISTRICT PALGHAR - 401404 ADMEASURING 372 SQ. FT. (RERA CARPET) AREA WHICH IS EQUIVALENT TO 34.57 SQ. MTRS. (RERA CARPET) AREA OR THEREABOUTS.			11.00 am to 11.30 am

- Inspection Date & Time: 07-APR-2025 between 11.00 am to 4.00 pm
Minimum bid increment amount: Rs. 25,000/-
EMD Amount Submission on or before: 22-APR-2025

4	MR NALINI RUTESH	Ra. 20,52,281/- As on 31-dec-2022	FLAT NO 301, 3RD FLOOR, BUILDING A-14, TYPE A, ROYALE CITY, ORCHID CO-OP HOUSING SOCIETY, GAT NUMBER 206/P. 216 VILLAGE KALAMBHE, ASANGAOH [EAST], TALUKA SHAHAPUR, DISTRICT THANE - 421601 ADMEASURING 421 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 39.125 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Ra. 22,50,000/-	Ra. 2,25,000/-	24-APR-2025 11.30 am to 12.00 noon
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- Inspection Date & Time: 08-APR-2025 between 11.00 am to 4.00 pm
Minimum bid increment amount: Rs. 25,000/-
EMD Amount Submission on or before: 22-APR-2025

ASANGAON [EAST]						
4	MR NALINI RITESH	Rs. 20,52,281/- As on 31-DEC-2022*	FLAT NO 301, 3RD FLOOR, BUILDING A-14, TYPE A, ROYALE CITY, ORCHID CO-OP HOUSING SOCIETY, GAT NUMBER 205/P. 216, VILLAGE KALAMBHE, ASANGAON [EAST], TALUKA SHAHAPUR, DISTRICT THANE - 421601 ADMEASURING 421 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 39.125 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 22,50,000/-	Rs. 2,25,000/- 24-APR-2025 11.30 am to 12.00 noon
1. Inspection Date & Time: 09-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
VILLAGE DAHIVALI, KARJAT						
5	MR GAIKAR LAVESH TUKARAM & MRS GAIKAR POOJA LAVESH	Rs. 5,83,051/- As on 30-SEP-2024*	SHOP NO 02, GROUND FLOOR, VARAD CO-OPERATIVE HOUSING SOCIETY, CTS NO 99, 100, 101, 102 OF VILLAGE DAHIVALI, TALUKA KARJAT, DISTRICT RAIGAD 410201 ADMEASURING 107 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 9.90 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 9,45,000/-	Rs. 94,500/- 24-APR-2025 12.00 noon to 12.30 pm
1. Inspection Date & Time: 09-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
BHIVPURI [EAST]						
6	MR KONDILKAR VISHWAS RAGHUNATH	Rs. 24,09,138/- As on 30-SEP-2024*	FLAT NO 401, 4TH FLOOR, D WING, SAURABH RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED, SURVEY NO. 34/1/A, VILLAGE UKRUL, BHIVPURI [EAST], TALUKA KARJAT, DISTRICT RAIGAD - 410201 ADMEASURING 330 SQ. FT. CARPET AREA + EXCLUDING BALCONY ADMEASURING 69 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 37.13 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 23,00,000/-	Rs. 2,30,000/- 24-APR-2025 12.30 pm to 01.00 pm
1. Inspection Date & Time: 11-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
VILLAGE ASANGAON						
7	DR LAKHODE PALLAVI GAURAV	Rs. 8,84,505/- As on 30-JUN-2021*	FLAT NO 102, 1ST FLOOR, H WING, ROSE GARDENS RESIDENTIAL COMPLEX, SURVEY NO 163/A-SP & 220, VILLAGE ASANGAON, TALUKA SHAHAPUR, DISTRICT THANE - 421601 ADMEASURING 370 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 34.30 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 10,80,000/-	Rs. 1,08,000/- 24-APR-2025 01.00 pm to 01.30 pm
1. Inspection Date & Time: 15-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
BADLAPUR [WEST]						
8	MR GAIKWAD VIKAS NARAYAN & MRS GAIKWAD RUPALI VIKAS	Rs. 17,73,502/- As on 31-AUG-2023*	FLAT NO 001, GROUND FLOOR, C WING, BHAWANI SHANKAR RESIDENCY, SURVEY NO 18, BADLAPUR GAON, BADLAPUR [WEST], TALUKA AMBERNATH, DISTRICT THANE - 421503 ADMEASURING 355.72 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 33.06 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 16,50,000/-	Rs. 1,65,000/- 24-APR-2025 01.30 pm to 02.00 pm
1. Inspection Date & Time: 16-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
DIVA [EAST]						
9	Wife/Son/daughter of MR PATIL ASHITOSH SURESH [since deceased] And other known and unknowns Legal Heir(s), Legal Representative(s), Successors And Assigns of MR PATIL ASHITOSH SURESH [since deceased] MS YADAV PRATIKSHA PRAKASH	Rs. 23,46,154/- As on 30-APR-2022*	FLAT NO 705, 7TH FLOOR, B WING, PIYUSH MAJESTIC CO-OPERATIVE HOUSING SOCIETY LIMITED, SURVEY 7, HISSA NO 1, VILLAGE DAWALE, DIVA [EAST], DISTRICT THANE - 400612 ADMEASURING 321.72 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 29.90 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 20,20,000/-	Rs. 2,02,000/- 24-APR-2025 02.00 pm to 02.30 pm
1. Inspection Date & Time: 17-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						
VILLAGE MOHOPE, PANVEL						
10	MRS KHANDAGALE SUNITA SANJIV	Rs. 20,04,615/- As on 30-NOV-2023*	FLAT NO 302, 3RD FLOOR, BUILDING NO 09, TYPE A, HILL VIEW APARTMENT, SURVEY NO 34/1, 36/5, 120/0, VILLAGE MOHOPE, TALUKA PANVEL, DISTRICT RAIGAD - 410206 ADMEASURING 346 SQ. FT. CARPET AREA + 85 SQ. FT. USABLE CARPET AREA WHICH IS EQUIVALENT TO 38.22 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 16,25,000/-	Rs. 1,62,500/- 24-APR-2025 02.30 pm to 03.00 pm
1. Inspection Date & Time: 19-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025						

* together with further interest, cost and charges as applicable from time to time, up to the date of payment and / or realisation thereof.

The highest bid shall be subject to approval of HDFC Bank Ltd. Authorised officer reserves the right to accept / reject all or any of the offers/bids so received, or cancel the auction/sale without assigning any reason whatsoever. His/her decision shall be final and binding.

DISCLOSURE OF ENCUMBRANCES / CLAIMS

In the above mentioned cases the prospective purchasers are requested to independently ascertain amounts that might be due towards Society/Builder/Others prior to submitting the Bid Documents / Tender Documents / Offer Documents and the prospective purchaser shall clear the outstanding dues and other related charges.

VILLAGE MOHOPE, PANVEL					
10	MRS KHANDAGALE SUNITA SANJIV	Rs. 20,04,615/- As on 30-NOV-2023*	FLAT NO 302, 3RD FLOOR, BUILDING NO 09, TYPE A, HILL VIEW APARTMENT, SURVEY NO 34/1, 36/5, 120/0, VILLAGE MOHOPE, TALUKA PANVEL, DISTRICT RAIGAD - 410206 ADMEASURING 346 SQ. FT. CARPET AREA + 66 SQ. FT USABLE CARPET AREA WHICH IS EQUIVALENT TO 38.22 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 18,25,000/- Rs. 1,82,500/- 24-APR-2025 02.30 pm to 03.00 pm
1. Inspection Date & Time: 19-APR-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 22-APR-2025					

* together with further interest, cost and charges as applicable from time to time, up to the date of payment and / or realisation thereof.

The highest bid shall be subject to approval of HDFC Bank Ltd. Authorised officer reserves the right to accept / reject all or any of the offers/bids so received, or cancel the auction/sale without assigning any reason whatsoever. His/her decision shall be final and binding.

DISCLOSURE OF ENCUMBRANCES / CLAIMS

In the abovementioned cases the prospective purchasers are requested to independently ascertain amounts that might be due towards Society/Builder/Others prior to submitting the Bid Documents / Tender Documents / Offer Documents and the prospective purchaser shall clear the outstanding dues and other related charges.

ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES:

IN PARTLY DISBURSED CASES WHERE THE VENDOR / BUILDER - DEVELOPER CLAIMS TO HAVE RECEIVED PART OF THE SALE CONSIDERATION.

- In the case of MR DEV GAURAB KUMAR & MRS DEV ANSHUL PAGARIA mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 1,82,03,368/- (Rupees One Crore Eighty Two Lakh Three Thousand Three Hundred Eighty Eight Only), HDFC has disbursed an amount of Rs. 1,72,86,591/- (Rupees One Crore Seventy Two Lakh Eighty Six Thousand Five Hundred Ninety One Only). In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any, due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.
An outstanding amount of Rs. 11,73,252/- as of 20-FEB-2025 is due to Builder / Society which shall be cleared by prospective purchaser along with the transfer and other related charges.
- In the case of MR GAIKWAD VIKAS NARAYAN & MRS GAIKWAD RUPALI VIKAS mentioned at Sr. No. 8 out of the total sanctioned loan of Rs. 14,85,000/- (Rupees Fourteen Lakh Eighty Five Thousand Only), HDFC has disbursed an amount of Rs. 14,49,400/- (Rupees Fourteen Lakh Forty Nine Thousand Four Hundred Only). In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any, due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

Date: 24-MAR-2025
Place: Mumbai

For HDFC Bank Ltd.
Sd/-
Authorised Officer