

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale through e-bidding only)



### HDFC 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 6 (b) 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 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 / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(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)/ Mortgagor(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) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	(B) Outstanding dues to be recovered (Secured Debt) (Rs.)	(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
LOWER PAREL [WEST]							
1	MR PARIKH ASHISH N M/S SAGAR SAMIR INTERNATIONAL (REPRESENTED THROUGH ITS PARTNER MR PARIKH ASHISH N)	Rs. 2,99,48,450/- As on 30-SEP-2023*	FLAT NO 7002, 70 TH FLOOR, B WING, LODHA MARQUEE, THE PARK, KAMALA MILLS COMPOUND, PANDURANG BUDHKAR MARG, CTS NO 464 AND OTHERS OF LOWER PAREL DIVISION, LOWER PAREL (WEST), MUMBAI – 400018 ADMEASURING 1509 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 140.19 SQ. MTRS. CARPET AREA OR THEREABOUTS. + 2 CAR PARKING.	PHYSICAL POSSESSION	Rs. 8,32,00,000/-	Rs. 83,20,000/-	13-MAY-2025 10.00 am to 10.30 am
1. Inspection Date & Time: 21-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: 08-MAY-2025							
VASAI [EAST]							
2	Wife/Son/Daughter of MR JUIKAR SUNIL WAMAN (since deceased) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR JUIKAR SUNIL WAMAN (since deceased) MRS SEEMA JUIKAR (in her capacity as legal heir of MR JUIKAR SUNIL WAMAN (since deceased)	Rs. 39,05,163/- As on 31-MAR-2024*	FLAT NO 401, 4TH FLOOR, BUILDING NO HA - 46, TYPE 1, N G SHREE RAM VAN, PHASE II, SURVEY NO 2 OF VILLAGE ACHOLE, VASAI [EAST], DISTRICT PALGHAR – 401208 ADMEASURING 573.72 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 53.30 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 42,00,000/-	Rs. 4,20,000/-	13-MAY-2025 10.30 am to 11.00 am
1. Inspection Date & Time: 22-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: 08-MAY-2025							
VILLAGE BOLINJ, VIRAR [WEST]							
3	MR PARHYAD AMIT LAXI & MRS PARHYAD RUBINA AMIT	Rs. 24,43,132/- As on 30-APR-2022*	FLAT NO 162, 1ST FLOOR, BUILDING TYPE E/S, OM GREEN PARK, SURVEY NO. 9, 12, 13, 8, 338 & HISSA NO. 1R, 3B, 2, 3A, 1, AT VILLAGE BOLINJ, VIRAR [WEST], TALUKA VASAI, DISTRICT PALGHAR – 401303 ADMEASURING 332 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 30.85 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 23,50,000/-	Rs. 2,35,000/-	13-MAY-2025 11.00 am to 11.30 am
1. Inspection Date & Time: 23-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: 08-MAY-2025							
VILLAGE KAMBALGAON, BOISAR [EAST]							
4	MR CHANDRA KAUSHIK & MRS CHANDRA BHASWATI KAUSHIK	Rs. 18,80,837/- As on 30-SEP-2024*	FLAT NO 43, 4 TH FLOOR, BUILDING NO A-3, MAHINDRA HAPPINEST – BOISAR, CLUSTER A IN PHASE II, GUT NO 50, PLOT NO 1, VILLAGE KAMBALGAON, BOISAR [EAST] – 401501 ADMEASURING 411 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 38.26 SQ. MTRS. CARPET AREA	PHYSICAL POSSESSION	Rs. 21,65,000/-	Rs. 2,16,500/-	13-MAY-2025 11.30 am

VILLAGE KAMBALGAON, BOISAR [EAST]						
4	MR CHANDRA KAUSHIK & MRS CHANDRA BHASWATI KAUSHIK	Rs. 18,80,837/- As on 30-SEP-2024*	FLAT NO 43, 4 TH FLOOR, BUILDING NO A-3, MAHINDRA HAPPINEST - BOISAR, CLUSTER A IN PHASE II, GUT NO 50, PLOT NO 1, VILLAGE KAMBALGAON, BOISAR [EAST] - 401501 ADMEASURING 411 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 38.26 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 21,65,000/-	Rs. 2,16,500/-
1. Inspection Date & Time: 24-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: 08-MAY-2025						13-MAY-2025 11.30 am to 12.00 noon
VIRAR [EAST]						
5	MR SATPUTE SACHIN SHIVAJI	Rs. 14,64,840/- As on 31-OCT-2022*	FLAT NO 002, GROUND FLOOR, B WING, SANSKRUTI APARTMENT, SURVEY NO 222, (OLD SURVEY NO 460), VILLAGE NARINGI, TALUKA VASAI, VIRAR [EAST], DISTRICT PALGHAR - 401305 ADMEASURING 325 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 30.19 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 12,50,000/-	Rs. 1,25,000/-
1. Inspection Date & Time: 25-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: 08-MAY-2025						13-MAY-2025 12.00 noon to 12.30 pm

PANVEL

PANVEL									
6	MR RAUT PRAKASH ASHOK MS GHARAL SHRADDHA RAGHUNATH (Guarantor)	Rs. 13,67,511/- As on 30-SEP-2024*	FLAT NO 101, 1ST FLOOR, A WING, SHREE COMPLEX, SUVEY NO 2, HISSA NO 2B, VILLAGE HEDUTANE, TALUKA PANVEL, DISTRICT RAIGAD - 410205 ADMEASURING 350 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 32.52 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 14,60,000/-	Rs. 1,46,000/-	13-MAY-2025	12.30 pm to 01.00 pm	
1. Inspection Date & Time: 26-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: 06-MAY-2025									
DOMBIVALI [EAST]									
7	Wife/Son/Daughter of MR KALYANKAR AMAR ASHOK (since deceased) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR KALYANKAR AMAR ASHOK (since deceased) MRS KALYANKAR AMBIKA ASHOK	Rs. 45,26,325/- As on 30-SEP-2024*	FLAT NO 1603, 16TH FLOOR, K WING, ELITE BUILDING, LAKE SHORE GREEN CASA, PALAVA PHASE II, VILLAGE KHONI, DOMBIVALI [EAST], DISTRICT THANE - 421204 ADMEASURING 497 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 46.97 SQ. MTRS. CARPET AREA + 1 CAR PARKING.	PHYSICAL POSSESSION	Rs. 40,35,000/-	Rs. 4,03,500/-	13-MAY-2025	01.00 pm to 01.30 pm	
1. Inspection Date & Time: 26-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: 08-MAY-2025									
DOMBIVALI [EAST]									
8	MR SAVENKAR AMIT RAMBHAU & MRS SAVENKAR AKSHATA AMIT	Rs. 44,23,192/- As on 30-SEP-2024*	FLAT NO 105, 1ST FLOOR, M WING, CASA CLARA, THE DOWNTOWN, PALAVA PHASE II, VILLAGE KHONI, DOMBIVALI [EAST], DISTRICT THANE - 421204 ADMEASURING 398 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 36.98 SQ. MTRS. CARPET AREA + 1 CAR PARKING.	PHYSICAL POSSESSION	Rs. 37,50,000/-	Rs. 3,75,000/-	13-MAY-2025	01.30 pm to 02.00 pm	
1. Inspection Date & Time: 29-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: 08-MAY-2025									
DOMBIVALI [EAST]									
9	MRS BHATT LAXMI & MR BHATT GIRISH DEVDAIT	Rs. 42,74,763/- As on 30-SEP-2024*	FLAT NO 902, 9TH FLOOR, M WING, CASA EVIVA, THE DOWNTOWN, PALAVA PHASE II, VILLAGE KHONI, DOMBIVALI [EAST], DISTRICT THANE - 421204 ADMEASURING 398 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 42.18 SQ. MTRS. CARPET AREA + 1 CAR PARKING.	PHYSICAL POSSESSION	Rs. 37,10,000/-	Rs. 3,71,000/-	13-MAY-2025	02.00 pm to 02.30 pm	
1. Inspection Date & Time: 30-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: 08-MAY-2025									
BADLAPUR [EAST]									
10	Wife/Son/daughter of MR PRAJAPATI SANJAY VASANT (since deceased) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR PRAJAPATI SANJAY VASANT (since deceased) MRS VAISHALI SANJAY PRAJAPATI (IN THE CAPACITY OF WIFE & LEGAL HEIR OF MR PRAJAPATI SANJAY VASANT (since deceased)	Rs. 11,72,450/- As on 31-MAR-2022*	FLAT NO 303, 3RD FLOOR, A WING, SHRUTIKA COMPLEX, VILLAGE KHARVAI, BADLAPUR [EAST], DISTRICT THANE - 421503 ADMEASURING 517 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 48.04 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 17,25,000/-	Rs. 1,72,500/-	13-MAY-2025	02.30 pm to 03.00 pm	
1. Inspection Date & Time: 02-MAY-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 08-MAY-2025									
NERAL [EAST]									
11	MR LANDE SACHIN VIJAY & MRS LANDE SUDHA VIJAY	Rs. 14,69,688/- As on 30-JUN-2023*	FLAT NO 104, 1ST FLOOR, RADHE KRISHNA DHAM, SURVEY NO 29/3/A/8, VILLAGE BOPELE, NERAL [EAST], TALUKA KARJAT, DISTRICT RAIGAD - 410201 ADMEASURING 399 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 37.08 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 14,15,000/-	Rs. 1,41,500/-	13-MAY-2025	03.00 pm to 03.30 pm	
1. Inspection Date & Time: 03-MAY-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 08-MAY-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

To the best of knowledge and information of the Authorized Officer of HDFC, there are no other encumbrances in respect of the above immovable properties / Secured Assets save and except immovable properties / Secured Assets at Sr. No. 1 and the same is disclosed herein below.

MR PARIKH ASHISH N has filed a Securitization Application against the HDFC Bank Ltd listed before the Debt Recovery Tribunal 2 Mumbai, wherein HDFC is impleaded as a party and the said Application is pending. The sale shall be subject to the final outcome of and/or orders, directions etc.

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.

Date: 09-APR-2025  
Place: Mumbai

For HDFC Bank Ltd  
Sd/-  
Authorised Officer