

## 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, Sanapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66110020.  
 Regd. Office: HDFC Bank Ltd., HDFC Bank House, Sanapati 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 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 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
<b>KURLA [W]</b>							
1	MR BAWAL RAJESH KUMAR	Rs. 1,03,55,946/- As on 30-SEP-2021*	FLAT NO 1092, 10th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [W], MUMBAI - 400070 ADMEASURING 455 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 42.31 SQ.MTRS. CARPET AREA OR THEREABOUTS. + 1 CAR PARKING.	PHYSICAL POSSESSION	Rs. 95,00,000/-	Rs. 9,50,000/-	04-MAY-2024 10:00 am to 10:30 am
1. Inspection Date & Time: 12-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024							
<b>KURLA [W]</b>							
2	MR BAWAL RAJESH KUMAR	Rs. 1,03,37,080/- As on 30-SEP-2021*	FLAT NO 1102, 11th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [W], MUMBAI - 400070 ADMEASURING 455 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 42.31 SQ.MTRS. CARPET AREA OR THEREABOUTS. + 1 CAR PARKING.	PHYSICAL POSSESSION	Rs. 95,00,000/-	Rs. 9,50,000/-	04-MAY-2024 10:30 am to 11:00 am
1. Inspection Date & Time: 12-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024							
<b>KHARGHAR, NAVI MUMBAI</b>							
3	MR JEWALE MOHAMMAD RAFIQ AZIZ	Rs. 57,09,751/- As on 31-JAN-2023*	FLAT NO 303, 3rd FLOOR, B WING, DESHMUKH BLOSSOM, PLOT NO 55, 59, SECTOR 30, OWE, KHARGHAR, TAL PANVEL, DIST RAIGAD - 410210 ADMEASURING 441 SQ.FT.CARPET AREA + 93 SQ.FT.FB + 24 SQ.FT.DB WHICH IS EQUIVALENT TO 51.85 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 48,00,000/-	Rs. 4,80,000/-	04-MAY-2024 11:00 am to 11:30 am

EMD Amount Submission on or before: 02-MAY-2024

3		KHARGHAR, NAVI MUMBAI							
MR JEWALE MOHAMMAD RAFIQ AZIZ	Rs. 57,09,751/- As on 31-JAN-2023*	FLAT NO 303, 3RD FLOOR, B WING, DESHMUKH BLOSSOM, PLOT NO 55, 59, SECTOR 30, OWE, KHARGHAR, TAL PANVEL, DIST RAIGAD - 410210 ADMEASURING 441 SQ.FT.CARPET AREA + 93 SQ.FT.FB + 24 SQ.FT.DB WHICH IS EQUIVALENT TO 51.85 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 45,00,000/-	Rs. 4,80,000/-	04-MAY-2024 11.00 am to 11.30 am			
1. Inspection Date & Time: 13-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024									
4		BADLAPUR [W]							
MR KSHIRSAGAR RAHUL ASHOK	Rs. 25,06,822/- As on 31-JAN-2022*	FLAT NO 602, 6th FLOOR, WING E1, RITU WORLD, S NO 62/P(2) AND 3, 64/P(1), 54, 50, 53, BARRAGE ROAD, NEAR CHANDRASHEKHAR SCHOOL, KHARWAI, BADLAPUR [W], DIST THANE - 421503 ADMEASURING 360 SQ.FT.CARPET AREA + 47 SQ.FT.OPEN TERRACE WHICH IS EQUIVALENT TO 37.82 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 21,00,000/-	Rs. 2,10,000/-	04-MAY-2024 11.30 am to 12.00 noon			
1. Inspection Date & Time: 15-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024									
5		BADLAPUR [W]							
MR RAJBHAR NITIN KISHORILAL & MRS RAJBHAR POOJA NITIN	Rs. 21,36,334/- As on 30-JUN-2023*	FLAT NO 1012, 10th FLOOR, B WING, VISHNU VATIKA, S NO 131 H/SSA NO2, 4, BADLAPUR [W], DIST THANE - 421503 ADMEASURING 271 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 25.18 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 17,00,000/-	Rs. 1,70,000/-	04-MAY-2024 12.00 noon to 12.30 pm			
1. Inspection Date & Time: 15-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024									
6		TITWALA [E]							
MR TIWARI MANOJ SHRILALMAN & MRS TIWARI POONAM MANOJ & MS KHUSHI TRANSPORT (REPRESENTED THROUGH ITS PROPRIETOR MR TIWARI MANOJ SHRILALMAN)	Rs. 16,82,915/- As on 30-JUN-2021*	FLAT NO 2A, GROUND FLOOR, BUILDING NO 2, GM CHINTAMANI RESIDENCY, S NO 224, HISSA NO 3, TITWALA [E], DIST THANE - 412205 ADMEASURING 363.28 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 33.76 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 16,00,000/-	Rs. 1,60,000/-	04-MAY-2024 12.30 pm to 1.00 pm			
1. Inspection Date & Time: 18-APR-2024 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 02-MAY-2024									

\*together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. Incurred 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.

**ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES:**

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

1) In the case of MR BAWAL RAJESH KUMAR mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety Two Lakh Seventy Nine Thousand Nine Hundred Eighty 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 Vendor / Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

2) In the case of MR BAWAL RAJESH KUMAR mentioned at Sr. No. 2 out of the total sanctioned loan of Rs. 1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety Two Lakh Seventy Nine Thousand Nine Hundred Eighty 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 Vendor / Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

For HDFC Bank Ltd.  
Sd/-  
Authorised Officer

Date: 02-APR-2024  
Place: Mumbai