

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale thro



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 0

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 M 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/ch 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) 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)/ Mortgager(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)
VIRAR [EAST]			
1	MR GAVIT MADHUKAR KRISHNA & MS MAHALE PRIYANKA VIJAY	Rs. 19,39,058/- As on 31-MAR-2024*	FLAT NO 306, 3rd FLOOR, BUILDING NO 02, RAMCHANDRA RESIDENCY, SURVEY NO 143 (OLD 10), HISSA NO 3, VILLAGE KOPRI (OLD VILLAGE CHANDANSAR), VIRAR [EAST], TALUKA VASAI, DISTRICT PALGHAR – 401305 ADMEASURING 335.40 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 31.16 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 07-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-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 390/B (PART) OF VILLAGE BOLINJ, VIRAR [WEST], TALUKA VASAI, DISTRICT PALGHAR – 401303 ADMEASURING 716.02 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 66.52 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 08-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
VIRAR [EAST]			
3	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, VIRAR [EAST], TALUKA VASAI, DISTRICT PALGHAR – 401305 ADMEASURING 325 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 30.19 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 10-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
BADLAPUR [WEST]			

through e-bidding only)

i - 400 013. Tel: 022-66113020.

and 17th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable

pledged/charged to the Secured Creditor, the constructive / physical possession of

debtor(s) (since deceased), as the case may be, indicated in Column (A) under

	(D) Type of Possession	(E) Reserve Price (Rs.)	(F) Earnest money deposit (Rs.)	(G) Date of Auction and time
PET	PHYSICAL POSSESSION	Rs. 18,60,000/-	Rs. 1,86,000/-	27-NOV-2025 10.00 am to 10.30 am
PET	PHYSICAL POSSESSION	Rs. 59,00,000/-	Rs. 5,90,000/-	27-NOV-2025 10.30 am to 11.00 am
305	PHYSICAL POSSESSION	Rs. 11,10,000/-	Rs. 1,11,000/-	27-NOV-2025 11.00 am to 11.30 am

BADLAPUR [WEST]			
4	MRS AVASTHI POOJA	Rs. 18,53,133/- As on 31-OCT-2023*	FLAT NO 1118, 11th FLOOR, A WING, PANVELKAR UTSAV, PHASE 1, GUT NO 1, HISSA NO 1, 2, 3, 4 AND GUT NO 2, VILLAGE VALIVALI, BADLAPUR [WEST], TALUKA AMBERNATH, DISTRICT THANE – 421503 ADMEASURING 195 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 18.18 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 11-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
VANGANI [WEST], KARJAT			
5	MR BADGE VIJAY RAMESH & MRS BADGE JYOTI VIJAY	Rs. 15,32,676/- As on 31-MAY-2024*	FLAT NO 104, 1st FLOOR, BUILDING NO 02, GALAXY GARDEN, SURVEY NO 242, VILLAGE PASHANE, VANGANI [WEST], TALUKA KARJAT, DISTRICT RAIGAD – 421503 ADMEASURING 330 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 30.675 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 12-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
VILLAGE VANJARPADA, NERAL [WEST]			
6	MR DEDAGE RUPESH SARJERAO & MRS DEDAGE ROSHNI RUPESH MR DSOUZA JAMES ALOYSIUS [Guarantor]	Rs. 18,86,461/- As on 31-JUL-2024*	FLAT NO 202 & 203, 2ND FLOOR, BUILDING NO 4, SAI MORESHWAR COMPLEX, PHASE 1, SURVEY NO 15, HISSA NO 2, DAHIVALI - VANJARPADA ROAD, VILLAGE VANJARPADA, NERAL [WEST], TALUKA KARJAT, DISTRICT RAIGAD – 410101 FLAT NO 202 IS 290 SQ. FT. CARPET AREA AND FLAT NO 203 IS 301 SQ. FT. CARPET AREA.
1. Inspection Date & Time: 13-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
NERAL [EAST]			
7	MR SINGH SATISH KUMAR & MRS SINGH RAJKUMARI	Rs. 18,74,756/- As on 29-FEB-2021*	FLAT NO 201, 2nd FLOOR, B WING, SHREEJI COMPLEX, OLD SURVEY NO 34, NEW SURVEY NO 364/3A+3B & 1, NERAL (EAST), TALUKA KARJAT, DISTRICT RAIGAD – 410101 ADMEASURING 436 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 40.52 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 14-NOV-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 25-NOV-2025			
NERAL [EAST]			

PHYSICAL POSSESSION	Rs. 15,10,000/-	Rs. 1,51,000/-	27-NOV-2025 11.30 am to 12.00 noon
PHYSICAL POSSESSION	Rs. 13,85,000/-	Rs. 1,38,500/-	27-NOV-2025 12.00 noon to 12.30 pm
PHYSICAL POSSESSION	Rs. 14,85,000/-	Rs. 1,48,500/-	27-NOV-2025 12.30 pm to 01.00 pm
PHYSICAL POSSESSION	Rs. 18,50,000/-	Rs. 1,85,000/-	27-NOV-2025 01.00 pm to 01.30 pm
PHYSICAL POSSESSION	Rs. 12,60,000/-	Rs. 1,26,000/-	27-NOV-2025 01.30 pm to 02.00 pm
PHYSICAL POSSESSION	Rs. 25,25,000/-	Rs. 2,52,500/-	27-NOV-2025 02.00 pm to 02.30 pm
PHYSICAL POSSESSION	Rs. 8,35,000/-	Rs. 83,500/-	27-NOV-2025 02.30 pm to 03.00 pm

signing any reason whatsoever. His/her decision shall be final and binding

nts / Tender Documents / Offer Documents and the prospective purchaser

venty Thousand Only), HDFC has disbursed an amount of Rs. 17,45,000/-

nder Documents / Offer Documents and an outstanding amount if any, due

For HDFC Bank Ltd.
Sd/-
Authorised Officer

NERAL [EAST]

8	MR LANDE SACHIN VIJAY & MRS LANDE SUDHA VIJAY	Rs. 14,69,668/- 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.
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1. Inspection Date & Time: 15-NOV-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 25-NOV-2025

KARJAT [WEST]

9	MR AINKAR AVINASH DUNDA	Rs. 29,73,385/- As on 30-SEP-2024*	FLAT NO 2, 1ST FLOOR, SHREE APARTMENT, NEAR DAVID SHEPHERD CONVENT SCHOOL, SURVEY NO 16/A/2/A/2A, VILLAGE & TALUKA KARJAT, KARJAT [WEST], DISTRICT RAIGAD - 410201 ADMEASURING 317 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 29.50 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 17-NOV-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 25-NOV-2025

VILLAGE DAHIVALI, KARJAT

10	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 9.96 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 18-NOV-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 25-NOV-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.

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 / 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 GAVIT MADHUKAR KRISHNA & MS MAHALE PRIYANKA VIJAY mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 23,70,000/- (Rupees Twenty Three Lakh Seventy (Rupees Seventeen Lakh Forty Five Thousand Only).

An outstanding amount of Rs. 14,40,285/- as of 19-MAY-2025. Is due to Builder which shall be cleared by prospective purchaser

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 to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

Date: 27-OCT-2025

Place: Mumbai.