

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

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 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/ 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)	(B)	(C)
	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.	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)
VIRAR [WEST]			
1	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: 11-DEC-2025 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 01-JAN-2026			
PALGHAR [WEST]			
2	MR KANOJIYA RAJENDRA PRASAD & MR KANVAJIYA JAGDISHL PRASAD	Rs. 17,37,354/- As on 30-JUN-2021*	FLAT NO 403, 4TH FLOOR, BUILDING NO 10, ADINATH APARTMENT, SURVEY NO 404/2, 407/1, 2, VILLAGE MAHIM, VAGULSAR, PALGHAR [WEST], DISTRICT PALGHAR – 401404 ADMEASURING 570 SQ. FT. i.e. 52.97 SQ. MTRS. BUILT-UP (WHICH IS INCLUSIVE OF BALCONIES AREA AND ALL-UTILITY AREAS ALONG WITH RCC STRUCTURAL ELEMENT).

1. Inspection Date & Time: 12-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

ough e-bidding only)

00 013. Tel: 022-66113020.

th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable
d/charged to the Secured Creditor, the constructive / physical possession of
or(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
PHYSICAL POSSESSION	Rs. 53,10,000/-	Rs. 5,31,000/-	03-JAN-2026 10.00 am to 10.30 am
PHYSICAL POSSESSION	Rs. 14,50,000/-	Rs. 1,45,000/-	03-JAN-2026 10.30 am to 11.00 am
PHYSICAL POSSESSION	Rs. 8,25,000/-	Rs. 82,500/-	03-JAN-2026 11.00 am to 11.30 am
PHYSICAL POSSESSION	Rs. 13,87,000/-	Rs. 1,38,700/-	03-JAN-2026 11.30 am to 12.00 noon

PALGHAR [WEST]

3	MR BHANDARI JITENDRA & MR BHANDARI NARPATCHAND MADANMOHANCHAND	Rs. 6,30,324/- As on 31-OCT-2022*	SHOP NO 13, WING C, BUILDING NO 1, SHIVAM AURA, TYPE E1, SURVEY NO 404/2, 407/1, 2, VILLAGE MAHIM, PALGHAR [WEST] – 401404 ADMEASURING 96.62 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 8.97 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 15-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

PALGHAR [WEST]

4	MRS PARMAR VEENA MITESH	Rs. 17,31,329/- As on 31-DEC-2023*	FLAT NO 304, 3rd FLOOR, A WING, TYPE A, "FIA TULIP", BUILDING, SURVEY NO 831, HISSA NO 2P, PLOT NO 15 AND 16, VILLAGE MAHIM, PALGHAR [WEST], DISTRICT PALGHAR – 401404 ADMEASURING 235.32 SQ. FT. RERA CARPET AREA + 45.83 SQ. FT. OPEN TERRACE AREA WHICH IS EQUIVALENT TO 26.13 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 16-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

PALGHAR [WEST]

5	MR NAIK ANAND SADANAND & MRS NAIK ANUSAYA SADANAND	Rs. 17,63,187/- As on 31-JAN-2023*	FLAT NO 25, 4th FLOOR, BUILDING NO 9, E TYPE, HAWARE'S NAKSHATRA, SURVEY NO 66, HISSA NO 1(P), VILLAGE TEMBHODE, PALGHAR [WEST] – 401404 ADMEASURING 347 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 32.31 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 17-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

BOISAR [EAST]

6	MR PHADKE MADHUSUDAN VAMAN	Rs. 9,35,360/- As on 31-AUG-2022*	FLAT NO 103, 1st FLOOR, B WING, BUILDING NO 4, DREAM CITY, SECTOR 9, SHIRGAON ROAD, S NO 74/1 (NEW 46/1), 74/2 (NEW 46/2), 75 (NEW 47), 76(NEW 45) & 85 (NEW 44), BOISAR [EAST], TALUKA PALGHAR – 401501 ADMEASURING 500 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 46.46 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 18-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

PHYSICAL POSSESSION	Rs. 12,50,000/-	Rs. 1,25,000/-	03-JAN-2026 12.00 noon to 12.30 pm
PHYSICAL POSSESSION	Rs. 8,75,000/-	Rs. 87,500/-	03-JAN-2026 12.30 pm to 01.00 pm
PHYSICAL POSSESSION	Rs. 8,10,000/-	Rs. 81,000/-	03-JAN-2026 01.00 pm to 01.30 pm
PHYSICAL POSSESSION	Rs. 28,00,000/-	Rs. 2,80,000/-	03-JAN-2026 01.30 pm to 02.00 pm
PHYSICAL POSSESSION	Rs. 7,35,000/-	Rs. 73,500/-	03-JAN-2026 02.00 pm to 02.30 pm

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

s / Tender Documents / Offer Documents and the prospective purchaser

y Three Thousand One Hundred Seven Only), HDFC has disbursed an

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

For HDFC Bank Ltd.

Sd/-

Authorised Officer

BOISAR [EAST]			
7	MISS SAWANT SHWETA ASHOK	Rs. 17,49,593/- As on 30-JUN-2021*	FLAT NO K1/33, 3RD FLOOR, HAPPINEST PH II, CLUSTER K-33, BLDG K1, PLOT 1, SURVEY NO 50, NEAR EKLAVYA HIGH SCHOOL, KAMBALGAON, BETEGAON OFF ROAD, BOISAR [EAST], DISTRICT PALGHAR – 401501 ADMEASURING 376.28 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 34.97 SQ. MTRS CARPET AREA OR THEREABOUTS.

1. Inspection Date & Time: 19-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

BHIVPURI [EAST], KARJAT			
8	MR SONAWANE LALITKUMAR BHAGWAN	Rs. 32,65,701/- As on 30-JUN-2024*	FLAT NO 403, 4th FLOOR, D WING, SAURABH RESIDENCY, SURVEY NO 84/1A, VILLAGE UKRUL, BHIVPURI [EAST], TALUKA KARJAT, DISTRICT RAIGAD – 410201 ADMEASURING 409 SQ.FT. CARPET AREA + EXCLUDING BALCONY 90 SQ. FT. (APPROXIMATE CARPET AREA) WHICH IS EQUIVALENT TO 46.37 SQ. MTRS. CARPET AREA OR THEREABOUTS.

1. Inspection Date & Time: 20-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

VILLAGE DAHIVALI, KARJAT			
9	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.

1. Inspection Date & Time: 22-DEC-2025 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 01-JAN-2026

* 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. They 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 KANTHE JITENDRA BABAN & MRS KANTHE SHAILA JITENDRA mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 59,43,107/- (Rupees Fifty Nine Lakh Forty Three Thousand Seven Hundred Sixty Three Only).

An outstanding amount of Rs. 1,93,067/- as of 22-NOV-2025 is due to Builder.

An outstanding amount of Rs. 1,71,339/- as of 01-NOV-2025 is due to Society.

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. They shall clear the outstanding dues and other related charges.

Date: 03-DEC-2025

Place: Mumbai