

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.hdfc.bank.in

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/d 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 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.hdfc.bank.in

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)
ANDHERI [WEST]			
1	MR KUMAR PRANAV & MRS KUMARI EKTA	Rs. 2,39,26,301/- As on 31-OCT-2023*	FLAT NO 704, 7TH FLOOR, (PRIYANKA) LUMIERE, SURVEY NO 120, CTS 1374-B/177, RSC-23, CD-69, SVP NAGAR, VILLAGE VERSOVA, ANDHERI [WEST], MUMBAI – 400053 ADMEASURING 758 SQ. FT. CARPET AREA i.e. 70.45 SQ. MTRS. CARPET AREA AND 909.60 SQ. FT BUILT-UP AREA i.e. 84.54 SQ. MTRS. BUILT-UP AREA
1. Inspection Date & Time: 16-FEB-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 07-MAR-2026			
VIRAR [WEST]			
2	MR WAGHMARE SHAILESH MARUTI Husband/Son/Daughter of MRS SHANTABAI MARUTI WAGHMARE [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MRS SHANTABAI MARUTI WAGHMARE [since deceased]	Rs. 20,90,873/- As on 31-MAR-2024*	FLAT NO 212, 2nd FLOOR, B WING, BUILDING NO 1, SAMBHAV TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED, PADMAVATI NAGAR, SECTOR 3, SURVEY NO 14, 17, HISSA NO 1, 3, 4, 5, VILLAGE BOLINJ, VIRAR [WEST], TALUKA VASAI, DISTRICT PALGHAR – 401303 ADMEASURING 363 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 33.82 SQ. MTRS. CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 17-FEB-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 07-MAR-2026			
THANE [WEST]			
3	MR PAWAR SAGAR JAGNNATH & MRS PAWAR KOMAL SAGAR	Rs. 30,89,082/- As on 30-SEP-2024*	FLAT NO 305, 3RD FLOOR, TOWER NO 5, LODHA QUALITY HOME, NEAR MAJIWADE FLYOVER, VILLAGE MAJIWADE, BALKUM, THANE [WEST] – 400601 ADMEASURING 289 SQ. FT. CARPET AREA + 28 SQ. FT. EBVT AREA WHICH IS EQUIVALENT TO 26.85 SQ. MTRS. CARPET AREA + 2.60 SQ. MTRS. EBVT AREA OR THEREABOUTS. Net Area of above-mentioned secured assets is 317 SQ. FT CARPET AREA (which includes EBVT area) which is equivalent to 29.45 SQ. MTRS. CARPET AREA (which includes EBVT area) + 1 TWO-WHEELER PARKING SPACE.
1. Inspection Date & Time: 18-FEB-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 07-MAR-2026			

rough e-bidding only)

400 013. Tel: 022-66113020.

17th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable
ged/charged to the Secured Creditor, the constructive / physical possession of
agor(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. 2,20,00,000/-	Rs. 22,00,000/-	09-MAR-2026 10.00 am to 10.30 am
G	PHYSICAL POSSESSION	Rs. 22,27,000/-	Rs. 2,22,700/-	09-MAR-2026 10.30 am to 11.00 am
	SYMBOLIC POSSESSION	Rs. 25,50,000/-	Rs. 2,55,000/-	09-MAR-2026 11.00 am to 11.30 am

DOMBIVLI [EAST]

4	MR JADHAV PRASHANT SAHEBRAO	Rs. 30,50,261/- As on 31-MAY-2024*	FLAT NO 802, 8TH FLOOR, A WING, "SUPREMA A", "CASA BELLA" PROJECT, SURVEY NO 4/3, 12/9A, 7/1A, 8/7A, VILLAGE NILJE, DOMBIVLI [EAST], TALUKA KALYAN, DISTRICT THANE – 421204 ADMEASURING 439 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 40.79 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 20-FEB-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 07-MAR-2026

KALYAN [EAST]

5	MS JADHAV ASMITA ARUN & MR BOLE HARSHAD SURYAKANT	Rs. 32,02,597/- As on 31-JAN-2024*	FLAT NO 402, 4th FLOOR, SHIVAM HEIGHTS, PLOT 57/57A/59 VILLAGE DWARLI [GAONTHAN], KALYAN [EAST], DISTRICT THANE – 421306 ADMEASURING CARPET AREA 489 SQ. FT. (INCLUDING BALCONY, FLOWER BED)
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1. Inspection Date & Time: 23-FEB-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 07-MAR-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 therefor.

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. 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 KUMAR PRANAV & MRS KUMARI EKTA mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 2,00,00,000/- (Rupees Two Crore Only), HDFC has disbursed an amount of Rs. 1,70,00,000/- (Rupees One Hundred Thirty Eight Only).

2] In the case of MR PAWAR SAGAR JAGNNATH & MRS PAWAR KOMAL SAGAR mentioned at Sr. No.3 out of the total sanctioned loan of Rs. 45,00,000 /- (Rupees Forty Five Lakh Only), HDFC has disbursed an amount of Rs. 40,00,000/- (Rupees Forty Lakh Only).

An outstanding amount of Rs. 24,24,453/- as of 31-JAN-2025 is due to Builder which shall be cleared by prospective purchaser along with the transfer and other related charges.

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: 06-FEB-2025

Place: Mumbai

PHYSICAL POSSESSION	Rs. 24,75,000/-	Rs. 2,47,500/-	09-MAR-2026 11.30 am to 12.00 noon
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PHYSICAL POSSESSION	Rs. 25,90,000/-	Rs. 2,59,000/-	09-MAR-2026 12.00 noon to 12.30 pm
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signing any reason whatsoever. His/her decision shall be final and binding

nts / Tender Documents / Offer Documents and the prospective purchaser

ount of Rs. 1,99,00,438/- (Rupees One Crore Ninety Nine Thousand Four

HDFC has disbursed an amount of Rs. 28,51,199/- (Rupees Twenty Eight

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

For HDFC Bank Ltd.
Sd/-
Authorised Officer