

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 - 4

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 17 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) mortgage 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) / 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)
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THANE [WEST]

1	MR HOLENARASIPUR BHEEMRAO KUMAR	Rs. 1,06,90,130/- As on 30-JUN-2023*	FLAT NO. 2101, 21ST FLOOR, WING 16 (BUILDING NO. Q 15), CODENAME BIG BANG PROJECT, LODHA AMARA, CLARIANT COMPOUND, KOLSHET INDUSTRIAL AREA, NEAR BELGRAVE SQUARE, LODHA INTERNAL ROAD, SURVEY NO. 59/1 (P), 60 (P), 61 (P) AND OTHERS OF VILLAGE BALKUM, THANE [WEST], DIST THANE – 400607 ADMEASURING 453 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 42.10 SQ. MTRS. CARPET AREA OR THEREABOUTS. FLAT NO 2102, 21ST FLOOR, WING 16 (BUILDING NO. Q 15), CODENAME BIG BANG PROJECT, LODHA AMARA, CLARIANT COMPOUND, KOLSHET INDUSTRIAL AREA, NEAR BELGRAVE SQUARE, LODHA INTERNAL ROAD, SURVEY NO. 59/1 (P), 60 (P), 61 (P) AND OTHERS OF VILLAGE BALKUM, THANE [WEST], DIST THANE – 400607 ADMEASURING 453 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 42.10 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 16-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

MIRA ROAD [EAST]

2	MRS SENGUPTA SADAF SUDIPTA & MR SENGUPTA SUDIPTA A	Rs. 33,93,418/- As on 30-JUN-2024*	FLAT NO 402, 4TH FLOOR, WING A, BUILDING TULIP, KANUNGO GARDEN CITY COMPLEX, OLD SURVEY NO. 332, NEW 41/5, P K ROAD, VILLAGE GODDEO, MIRA BHAYANDER ROAD, MIRA ROAD [EAST], DIST THANE – 401107 ADMEASURING 408 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 37.90 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 17-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

BADLAPUR [EAST]

3	MR PAWAR GANESH SHRIRANG MR A DINKAR B [Guarantor]	Rs. 5,28,930/- As on 31-DEC-2021*	FLAT NO 203, 2ND FLOOR, C WING, GURU SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, BUILDING NO 7, SURVEY NO 21, HISSA NO 2, VILLAGE KULGAON, BADLAPUR [EAST], TALUKA AMBERNATH, DIST THANE – 421503 ADMEASURING 560 SQ. FT. BUILT-UP AREA WHICH IS EQUIVALENT TO 52.04 SQ. MTRS. BUILT-UP AREA OR THEREABOUTS.
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1. Inspection Date & Time: 18-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

PALGHAR [WEST]

4	MS HEMANGINI JIGNESH DHURVA & MR DHURVA JIGNESH SHANTILAL	Rs. 9,25,571/- As on 31-DEC-2023*	FLAT NO 606, 6TH FLOOR, BUILDING NO 3, AMBROSIA, VAGULSAR MAHIM ROAD, SURVEY NO 403/1P, 403/1/B OF VILLAGE MAHIM, PALGHAR [WEST], DISTRICT PALGHAR – 401404 ADMEASURING 241.99 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 22.48 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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BLE PROPERTIES (Sale through e-bidding only)

HDFC BANK

BANK LIMITED

Millis Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.

Senapati Bapat Marg, Lower Parel (West), Mumbai 400013.

080618 Website: www.hdfcbank.com

of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable Property as per Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

as described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of the property is what is", and "Whatever there is" as per the details mentioned below :

the name of the Borrower(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

(C)	(D)	(E)	(F)	(G)
Description of the Immovable Property / Secured Asset Sq. mtr. is equivalent to 10.76 Sq. ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
THANE [WEST]				
FLAT NO. 16 (BUILDING NO. Q 15), CODENAME BIG BANG PROJECT, KOLSHET INDUSTRIAL AREA, NEAR BELGRAVE ROAD, SURVEY NO. 59/1 (P), 60 (P), 61 (P) AND OTHERS OF [DIST] THANE - 400607 CARPET AREA WHICH IS EQUIVALENT TO 42.10 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 64,50,000/-	Rs. 6,45,000/-	06-JAN-2025 10.00 am to 10.30 am
FLAT NO. 16 (BUILDING NO. Q 15), CODENAME BIG BANG PROJECT, KOLSHET INDUSTRIAL AREA, NEAR BELGRAVE ROAD, SURVEY NO. 59/1 (P), 60 (P), 61 (P) AND OTHERS OF [DIST] THANE - 400607 CARPET AREA WHICH IS EQUIVALENT TO 42.10 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 64,50,000/-	Rs. 6,45,000/-	06-JAN-2025 10.30 am to 11.00 am
MIRA ROAD [EAST]				
FLAT NO. 5, BUILDING TULIP, KANUNGO GARDEN CITY COMPLEX, P K ROAD, VILLAGE GODDEO, MIRA BHAYANDER ROAD, MIRA - 401107 CARPET AREA WHICH IS EQUIVALENT TO 37.90 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 60,00,000/-	Rs. 6,00,000/-	06-JAN-2025 11.00 am to 11.30 am
BADLAPUR [EAST]				
FLAT NO. 1, GURU SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, HISSA NO 2, VILLAGE KULGAON, BADLAPUR [EAST], DIST THANE - 421503 CARPET AREA WHICH IS EQUIVALENT TO 52.04 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 16,65,000/-	Rs. 1,66,500/-	06-JAN-2025 11.30 am to 12.00 noon

1. Inspection Date & Time: 18-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

PALGHAR [WEST]					
4	MS HEMANGINI JIGNESH DHRUVA & MR DHRUVA JIGNESH SHANTILAL	Rs. 9,25,571/- As on 31-DEC-2023*	FLAT NO 606, 6TH FLOOR, BUILDING NO 3, AMBROSIA, VAGULSAR MAHIM ROAD, SURVEY NO 403/1P, 403/1/B OF VILLAGE MAHIM, PALGHAR [WEST], DISTRICT PALGHAR – 401404 ADMEASURING 241.99 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 22.48 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 11,15,000/- Rs. 1,11,500/-

1. Inspection Date & Time: 19-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

SHAHPUR					
5	MR MORE JAYESH SUBHASH & MRS MORE LATABAI SUBHASH	Rs. 31,26,905/- As on 28-FEB-2022*	FLAT NO 302, 3RD FLOOR, O WING, CHINTAMANI HEIGHTS, GAT NO. 123 AND 125, RAHUL NAGAR, VILLAGE CHERPOLI, SHAHPUR, TALUKA SHAHAPUR, DIST THANE – 421601 ADMEASURING 291 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 27.09 SQ. MTRS. CARPET AREA OR THEREABOUTS. FLAT NO 303, 3RD FLOOR, O WING, CHINTAMANI HEIGHTS, GAT NO. 123 AND 125, RAHUL NAGAR, VILLAGE CHERPOLI, SHAHPUR, TALUKA SHAHAPUR, DIST THANE – 421601 ADMEASURING 291 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 27.09 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 15,05,000/- Rs. 1,50,500/-

1. Inspection Date & Time: 20-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

KARJAT [EAST]					
6	MR SINGH AMIT R	Rs. 12,01,404/- As on 30-NOV-2022*	FLAT NO 614, 6TH FLOOR, "DARSHAN" SHREE DATTA COMPLEX, BUILDING NO 1, SURVEY NO 22, HISSA NO 5B, 1, 2, 3, 4, 5, VILLAGE KARJAT, KARAJT [EAST], DIST RAIGAD – 410201 ADMEASURING 212.40 SQ. FT. CARPET AREA + 39.54 SQ. FT. FLOWER BED WHICH IS EQUIVALENT TO 252 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 10,75,000/- Rs. 1,07,500/-

1. Inspection Date & Time: 21-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-2025

KALAMBHE, SHAHAPUR					
7	MR PATIL VIKRAM SURAJISING	Rs. 12,50,762/- As on 31-DEC-2021*	FLAT NO 402, 4TH FLOOR, BUILDING NO F - 3, ROYAL CITY FENNEL CO -OPERATIVE HOUSING SOCIETY LIMITED, SURVEY NO. 183, VILLAGE KALAMBHE, TALUKA SHAHAPUR, DISTRICT THANE – 421601 ADMEASURING 236 SQ. FT. CARPET AREA WHICH IS EQUIVALENT TO 21.99 SQ. MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 10,00,000/- Rs. 1,00,000/-

1. Inspection Date & Time: 23-DEC-2024 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 04-JAN-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.

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 Documents / Offer Documents and 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 HOLENARASIPUR BHEEMRAO 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. 95,91,628/- (Rupees Ninety Five Lakhs and Six Hundred Twenty Eight 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 and an outstanding amount if any, due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

Date: 06-DEC-2024
Place: Mumbai

TY COMPLEX, ANDER ROAD, SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 60,00,000/-	Rs. 6,00,000/-	06-JAN-2025 11.00 am to 11.30 am
SOCIETY LIMITED, JR [EAST], SQ. MTRS.	PHYSICAL POSSESSION	Rs. 16,65,000/-	Rs. 1,66,500/-	06-JAN-2025 11.30 am to 12.00 noon
ROAD, SURVEY NO - 401404 48 SQ. MTRS.	PHYSICAL POSSESSION	Rs. 11,15,000/-	Rs. 1,11,500/-	06-JAN-2025 12.00 noon to 12.30 pm
ID 125, RAHUL - 421601 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 15,05,000/-	Rs. 1,50,500/-	06-JAN-2025 12.30 pm to 01.00 pm
ID 125, RAHUL - 421601 SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 15,05,000/-	Rs. 1,50,500/-	06-JAN-2025 01.00 pm to 01.30 pm
NO 1, SURVEY NO AD - 410201 WHICH IS	PHYSICAL POSSESSION	Rs. 10,75,000/-	Rs. 1,07,500/-	06-JAN-2025 01.30 pm to 02.00 pm
OPERATIVE HOUSING PUR, SQ. MTRS. CARPET	PHYSICAL POSSESSION	Rs. 10,00,000/-	Rs. 1,00,000/-	06-JAN-2025 02.00 pm to 02.30 pm

auction/sale without assigning any reason whatsoever. His/her decision shall be final and binding
 sitting the Bid Documents / Tender Documents / Offer Documents and the prospective purchaser

HC has disbursed an amount of Rs. 95,91,628/- (Rupees Ninety Five Lakh Ninety One Thousand
 / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents

For HDFC Bank Ltd.
 Sd/-
 Authorised Officer