

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale through e-



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 - 400 013. Tel: 022-66

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 March 2023) (HDFC Bank Limited) is hereby giving notice 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, 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, to appear at the public sale of the above described immovable property(ies) on the date and time mentioned in Column (D) 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)	(D) Type of Possession
NAVADE, PANVEL				
1	MR KAMBLE RAJESH SHAMRAO & MRS KAMBLE YOJANA RAJESH	Rs. 20,80,708/- As on 31-AUG-2020*	FLAT NO 401, 4TH FLOOR, ANANT CORNER, PLOT 149, NAVADE PH II, TAL PANVEL, NAVI MUMBAI – 410206 ADMEASURING 27.806 SQ.MTR CARPET AREA + 3.645 SQ.MTR WHICH IS EQUIVALENT TO 31.451 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 15-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
BADLAPUR [E]				
2	Wife/Son/daughter of MR VAIDYANATHAN AJAYKUMAR [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR VAIDYANATHAN AJAYKUMAR [since deceased] MS ANUSHA VAIDYANATHAN [IN THE CAPACITY OF LEGAL HEIR OF MR VAIDYANATHAN AJAYKUMAR [since deceased]	Rs. 20,71,565/- As on 30-APR-2023*	FLAT NO 605, 6TH FLOOR, KALP CITY – H 5, S NO 64/1P, 65/6, KALP EVEREST CHSL, KATRAP PADA, KALYAN KARJAT ROAD, BEHIND KRISHNA GARDEN, BADLAPUR [E], DIST THANE – 421503 ADMEASURING 471 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 43.83 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 16-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
BOISAR [E]				
3	MR BHARTI GORKH NARAYAN	Rs. 10,79,131/- As on 31-MAY-2023*	FLAT NO 004, GROUND FLOOR, SHUBHGRIHA CLUSTER 5 CHSL – BUILDING NO M 25, S NO 107/1-7, 110, 132, VILLAGE BETEGAON, TAL PALGHAR, BOISAR – 401501 ADMEASURING 373 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 34.65 SQ.MTRS CARPET AREA (i.e. 41.58 Sq.Mtrs.Built-up) OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 18-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				

e-bidding only)

022-66113020.

3) (HDFC) issues E-Auction Sale Notice for Sale of Immovable
the Secured Creditor, the constructive / physical possession of
deceased), as the case may be, indicated in Column (A) under

	(E)	(F)	(G)
	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
N	Rs. 22,35,000/-	Rs. 2,23,500/-	05-JAN-24 10.00 am to 10.30 am
N	Rs. 21,00,000/-	Rs. 2,10,000/-	05-JAN-24 10.30 am to 11.00 am
	Rs. 9,25,000/-	Rs. 92,500/-	05-JAN-24 11.00 am to 11.30 am

vibrantauction.com 9920045671

BOISAR [E]				
4	MR AKAWAT DEVILAL & MRS AKAWAT ANITA DEVILAL & BE BHERU BHAVANI ELECTRIC AND HARDWARE	Rs. 12,00,187/- As on 31-OCT-2020*	SHOP NO 4, GROUND FLOOR, HAPPINEST BOISAR HOUSING COMPLEX, BLDG CFC, GUT NO 50, PLOT NO 1, VIILAGE KAMBALGAON, BOISAR [E], DIST PALGHAR – 401501 ADMEASURING 101 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 9.42 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 19-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
BOISAR [E]				
5	MRS AKAWAT ANITA DEVILAL & MR AKAWAT DEVILAL & BE BHERU BHAVANI ELECTRIC AND HARDWARE	Rs. 16,40,023/- As on 31-OCT-2020*	SHOP NO 13, GROUND FLOOR, HAPPINEST BOISAR HOUSING COMPLEX, BLDG CFC, GUT NO 50, PLOT NO 1, VIILAGE KAMBALGAON, BOISAR [E], DIST PALGHAR – 401501 ADMEASURING 158 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 14.71 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 20-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
BHIWANDI				
6	MR JADHAV SUREKH G & MRS JADHAV JAYASHRI GURUNATH	Rs. 10,53,937/- As on 30-NOV-2021*	FLAT NO 305, 3rd FLOOR, B-WING, BUILDING TYPE-3, VRUNDAVAN 1, S NO 94/21, 24, 28, 197/1-8, AT DEVRUNG, KALYAN PADGHA ROAD, BAPGAON NAKA, TAL-BHIWANDI, DIST THANE – 421405 ADMEASURING 280.298 SQ.FT CARPET AREA + 94 SQ.FT ATTACH TERRACE BALCONY WHICH IS EQUIVALENT TO 374.298 SQ.FT CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 21-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
KHOPOLI				
7	MR YADAV RAMESH RAJNATH & MRS SANJU DEVI	Rs. 11,92,126/- As on 30-NOV-2021*	FLAT NO 101, 1st FLOOR, C WING, UNIMONT EMPIRE, S NO 22/3, CTS NO 3530, VILLAGE VAROSE, TAL KHALAPUR, DIST RAIGAD – 410203 ADMEASURING 19.273 SQ.MTR CARPET AREA + CUPBOARD 0.833 SQ.MTR AREA + BALCONY 2.225 SQ.MTR + 3.619 SQ.MTR WETHER SHED WHICH IS EQUIVALENT TO 279.222 SQ.MTR CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 22-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
BADLAPUR [W]				
8	MR SINGHVI ABHAY HIRALALJI	Rs. 19,26,314/- As on 31-MAY-2023*	FLAT NO 109, 1st FLOOR, BUILDING NO 1, SHREEJI NISARG, PHASE 1, S NO 119/1C, 119/2B, VILLAGE ERANJAD, BADLAPUR (W), DIST THANE – 421503 ADMEASURING 261 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 24.30 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 23-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				
RASAYANI, PANVEL				
9	Wife/Son/daughter of MR TALEKAR RAHUL DAMODAR [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assign of MR TALEKAR RAHUL DAMODAR [since deceased]	Rs. 7,60,227/- As on 30-SEP-2020*	FLAT NO 105, 1st FLOOR, WING E-4, AKSHAR RIVERGATE, BUILDING NO PLOT E, S NO 100/1/2, CHAWANE, RASAYANI, PANVEL, DIST RAIGAD – 410207 ADMEASURING 372 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 34.640 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION
1. Inspection Date & Time: 26-DEC-2023 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 03-JAN-2024				

Rs. 7,40,000/-	Rs. 74,000/-	05-JAN-24 11.30 am to 12.00 noon
Rs. 11,55,000/-	Rs. 1,15,500/-	05-JAN-24 12.00 noon to 12.30 pm
Rs. 16,70,000/-	Rs. 1,67,000/-	05-JAN-24 12.30 pm to 01.00 pm
Rs. 11,70,000/-	Rs. 1,17,000/-	05-JAN-24 02.00 pm to 02.30 pm
Rs. 22,00,000/-	Rs. 2,20,000/-	05-JAN-24 02.30 pm to 03.00 pm
Rs. 22,00,000/-	Rs. 2,20,000/-	05-JAN-24 03.00 pm to 03.30 pm

vibrantauction.com 9920045671

BADLAPUR [W]			
10	MR KAMBLE PANKAJ SONDEV & MRS KAMBLE SHREELEKHA PANKAJ	Rs. 11,46,740/- As on 30-APR-2019*	FLAT NO 301, 3rd FLOOR, WING A, PANVELKAR UTSAV, PHASE I, H NO 1, 2, 3, 4 AND GUT NO 2 (MAUJE BADLAPUR S NO 170 H NO 1/3 AND 1/4 TDR) VILLAGE VALIVALI, BADLAPUR (W), DIST THANE - 421503 ADMEASURING 186.68 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 17.35 SQ.MTRS CARPET AREA OR THEREABOUTS.

1. Inspection Date & Time: 27-DEC-2023 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 03-JAN-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.

DISCLOSURE OF ENCUMBRANCES / CLAIMS

In the abovementioned cases the prospective purchasers are requested to independently ascertain amounts that might be due towards Vendor/Society/Builder/Others prior to submitting the Bid Documents / Tender Documents. 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 AKAWAT DEVILAL & MRS AKAWAT ANITA DEVILAL & BE BHERU BHAVANI ELECTRIC AND HARDWARE mentioned at Sr. No. 4 out of the total sanctioned loan of Rs. 12,00,000/- (Rupees Twelve Lakh Only) of Rs. 9,80,180/- (Rupees Nine Lakh Eighty Thousand One 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.
- 2] In the case of MRS AKAWAT ANITA DEVILAL & MR AKAWAT DEVILAL & BE BHERU BHAVANI ELECTRIC AND HARDWARE mentioned at Sr. No. 5 out of the total sanctioned loan of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) of amount of Rs. 13,64,976/- (Rupees Thirteen Lakh Sixty-Four Thousand Nine Hundred Seventy-Six 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.
- 3] In the case of MR JADHAV SUREKH G & MRS JADHAV JAYASHRI GURUNATH mentioned at Sr. No. 6 out of the total sanctioned loan of Rs. 20,00,000/- (Rupees Twenty Lakh Only), HDFC has disbursed an amount of Rs. 14,50,000/- (Rupees Fourteen Lakh Only) prior to submitting the Bid Documents / Tender Documents / Offer Documents.
- 4] In the case of MR YADAV RAMESH RAJNATH & MRS SANJU DEVI mentioned at Sr. No. 7 out of the total sanctioned loan of Rs. 14,00,000/- (Rupees Fourteen Lakh Only), HDFC has disbursed an amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) prior to submitting the Bid Documents / Tender Documents / Offer Documents.
- 5] In the case of Wife/Son/daughter of MR TALEKAR RAHUL DAMODAR (since deceased) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assign of MR TALEKAR RAHUL mentioned at Sr. No. 8 out of the total sanctioned loan of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), HDFC has disbursed an amount of Rs. 6,96,288/- (Rupees Six Lakh Ninety-Six Thousand Two Hundred Eighty-Eight Only) prior to submitting the Bid Documents / Tender Documents / Offer Documents.
- 6] In the case of MR KAMBLE PANKAJ SONDEV & MRS KAMBLE SHREELEKHA PANKAJ mentioned at Sr. No. 10 out of the total sanctioned loan of Rs. 16,30,000/- (Rupees Sixteen Lakh Thirty Thousand Only) of Rs. 10,00,000/- (Rupees Ten Lakh Only) prior to submitting the Bid Documents / Tender Documents / Offer Documents.

Date:04-DEC-2023
Place: Mumbai

Rs. 13,00,000/-	Rs. 1,30,000/-	05-JAN-24 03.30 pm to 04.00 pm

on whatsoever. His/her decision shall be final and binding.

ender Documents / Offer Documents and the prospective

pees Twelve Lakh Only), HDFC has disbursed an amount to the Vendor/Builder/Society prior to submitting the Bid

(Rupees Eighteen Lakh Only), HDFC has disbursed an amount that might be due to the Vendor/Builder/Society prior to

bursed an amount of Rs. 8,45,660/- (Rupees Eight Lakh submitting the Bid Documents / Tender Documents / Offer

amount of Rs. 9,89,879/- (Rupees Nine Lakh Eighty-Nine submitting the Bid Documents / Tender Documents / Offer

RAHUL DAMODAR [since deceased] mentioned at Sr. No. only). In the circumstances, the prospective purchasers are

Only), HDFC has disbursed an amount of Rs. 9,69,600/- er/Society prior to submitting the Bid Documents / Tender

For HDFC Bank Ltd.
Sd/-
Authorised Officer