

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY



HDFC BANK LIMITED

Branch: HDFC Spenta – RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg,

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (W)

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 Members of Parliament 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) hereby gives 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) 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 terms of the Security Interest (Enforcement) Rules 2002. 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) / Guarantor(s) (since deceased), as the case may be.

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 Debt (1 Sq. mtr. is equivalent to 10.76 Sq. ft)
GHOT, PANVEL			
1	MRS KIRTANE ANITA MANOHAR	Rs. 35,73,625/- As on 31-JAN-2022*	FLAT NO 104, 1st FLOOR, BUILDING B3, ARIHANT ANSHULA, S NO 67 VILLAGE GHOT, TAL PANVEL, DIST RAIGAD – 410206 ADMEASURING 400 SQ.FT.CARPET AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS. (WHICH IS INCLUSIVE OF AREA OF BALCONY)
1. Inspection Date & Time: 24-JUN-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-JUL-2024			
NEVALI, PANVEL			
2	MR MHASKAR RAKESH NATHURAM & MR MHASKAR NATHURAM R	Rs. 17,88,605/- As on 30-NOV-2021*	FLAT NO 104, 1st FLOOR, HERAMB RESIDENCY CHSL, PLOT NO 21, 1/1+2+3B(1) & OTHER OF VILLAGE NEVALI, PANVEL, DIST RAIGAD – ADMEASURING 579 SQ.FT. BUILT-UP AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS.
1. Inspection Date & Time: 25-JUN-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-JUL-2024			
RASAYANI, PANVEL			
3	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 CHAWANE, RASAYANI, PANVEL, DIST RAIGAD – 410207 ADMEASURING 372 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS.
1. Inspection Date & Time: 26-JUN-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-JUL-2024			
BADLAPUR [E]			
4	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 CITY, BADLAPUR, KALYAN KARJAT ROAD, BEHIND KRISHNA GARDEN, BADLAPUR 421503 ADMEASURING 471 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS.
1. Inspection Date & Time: 27-JUN-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-JUL-2024			

BADLAPUR [E]				
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	Rs. 21,00,000/-	Rs. 2,10,000/-	06-JUL-2024 11.30 am to 12.00 noon
SHAHAPUR				
FLAT NO 301, 3rd FLOOR, B WING, PARISPARSH SWAPNOTSAV, S NO 284, 285, 286, VILLAGE SHAHAPUR, DIST THANE – 421601 ADMEASURING 518.73 SQ.FT.CARPET AREA WHICH IS EQUIVALENT TO 48.21 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 16,90,000/-	Rs. 1,69,000/-	06-JUL-2024 12.00 noon to 12.30 pm
BADLAPUR [E]				
FLAT NO 301, 3rd FLOOR, A WING, RAJ JYOTI CHSL, S NO 63, H NO 4A/17, MAUJE SHIRGAON, KULGAON, BADLAPUR, DIST THANE – 421503 ADMEASURING 432.76 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 40.22 SQ.MTRS CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 16,50,000/-	Rs. 1,65,000/-	06-JUL-2024 12.30 pm to 01.00 pm
KALYAN [W]				
FLAT NO 1301, 13TH FLOOR, A WING, NIRMAL LIFESTYLE CITY PLATANO-A, VADAVLI VILLAGE, NEXT TO AJANTHA PAPER MILL, S NO 68/4 & OTHER, KALYAN [W] – 421301 ADMEASURING 411 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 38.19 SQ.MTRS. CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 14,90,000/-	Rs. 1,49,000/-	06-JUL-2024 01.00 pm to 01.30 pm
KALYAN [W]				
FLAT NO 1302, 13TH FLOOR, A WING, NIRMAL LIFESTYLE CITY PLATANO BUILDING, VADAVLI VILLAGE, NEXT TO AJANTHA PAPER MILL, S NO 68/4 & OTHER, KALYAN [W], DIST THANE – 421301 ADMEASURING 411 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 38.19 SQ.MTRS .CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 14,90,000/-	Rs. 1,49,000/-	06-JUL-2024 01.30 pm to 02.00 pm
KHOPOLI				
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	Rs. 11,70,000/-	Rs. 1,17,000/-	06-JUL-2024 02.00 pm to 02.30 pm
NERAL [E]				
FLAT NO 304, 3RD FLOOR, BUILDING NO 50, PADMA, SHREE MAHALAXMI RESIDENCY, PASHANE, OFF PASHANE ROAD, S NO 56/1, 57/1, 58/2, 1A, 1B, 59/1, 2, 60/0, 61/0, 62/1, 63/3 OF VILLAGE TALWADE, NERAL [E], DIST RAIGAD – 410101 ADMEASURING 237 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 22.02 SQ.MTRS .CARPET AREA OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 8,60,000/-	Rs. 86,000/-	06-JUL-2024 02.30 pm to 03.00 pm

of payment and / or realisation thereof

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 and binding

DISCLOSURE OF ENCUMBRANCES / CLAIMS

ain amounts that might be due towards Society/Builder/Others prior to submitting the Bid Documents / Tender Documents / Offer Documents and the prospective purchaser

ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES:

TO HAVE RECEIVED PART OF THE SALE CONSIDERATION.

and other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assign of MR TALEKAR RAHUL DAMODAR [since deceased] mentioned at Sr. No. has disbursed an amount of Rs. 6,96,288/- (Rupees Six Lakh Ninety-Six Thousand Two Hundred Eighty-Eight Only). In the circumstances, the prospective purchasers are Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any, due to Builder, Society shall be cleared by prospective

the total sanctioned loan of Rs. 13,00,000/- (Rupees Thirteen Lakh Only), HDFC has disbursed an amount of Rs. 8,72,687/- (Rupees Eight Lakh Seventy Two Thousand tested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents purchaser along with the transfer and other related charges.

the total sanctioned loan of Rs. 13,00,000/- (Rupees Thirteen Lakh Only), HDFC has disbursed an amount of Rs. 9,00,000/- (Rupees Nine Lakh Only). In the circumstances, due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any, due to Builder, Society

9 out of the total sanctioned loan of Rs. 14,00,000/- (Rupees Fourteen Lakh Only), HDFC has disbursed an amount of Rs. 9,89,879/- (Rupees Nine Lakh Eighty-Nine ers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer prospective purchaser along with the transfer and other related charges.

For HDFC Bank Ltd.
Sd/-
Authorised Officer

BADLAPUR [E]		
4	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 EVI PADA, KALYAN KARJAT ROAD, BEHIND KRISHNA GARDEN, BADLAPUR 421503 ADMEASURING 471 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO 43 AREA OR THEREABOUTS.
1. Inspection Date & Time: 27-JUN-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-JUL-2024		
SHAHAPUR		
5	MRS SHARMA SAVITA SHATRUDHAN & MR SHARMA SHATRUGHAN VISHNU	Rs. 32,21,523/- As on 31-MAY-2021*
		FLAT NO 301, 3rd FLOOR, B WING, PARISPARSH SWAPNOTSAV, S NO 2 SHAHAPUR, DIST THANE – 421601 ADMEASURING 518.73 SQ.FT.CARPET AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS.
1. Inspection Date & Time: 28-JUN-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-JUL-2024		
BADLAPUR [E]		
6	MR BHINGARDIVE AVINASH VITTHAL & MRS BHINGARDIVE ARCHANA AVINASH & M/S A B ENTERPRISES (REPRESENTED THROUGH IT'S PROPRIETOR MR BHINGARDIVE AVINASH VITTHAL)	Rs. 19,30,889/- As on 30-APR-2021*
		FLAT NO 301, 3rd FLOOR, A WING, RAJ JYOTI CHSL, S NO 63, H NO 4A/ KULGAON, BADLAPUR, DIST THANE – 421503 ADMEASURING 432.76 SQ.FT CARPET AREA WHICH IS EQUIVALENT TO AREA OR THEREABOUTS.
1. Inspection Date & Time: 29-JUN-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-JUL-2024		
KALYAN [W]		
7	MR GURUPRASAD KRISHNAMOORTHY RAO	Rs. 9,41,084/- As on 30-JUN-2019*
		FLAT NO 1301, 13TH FLOOR, A WING, NIRMAL LIFESTYLE CITY PLATAN NEXT TO AJANTHA PAPER MILL, S NO 68/4 & OTHER, KALYAN [W] – 421503 ADMEASURING 411 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 38. AREA OR THEREABOUTS.
1. Inspection Date & Time: 01-JUL-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-JUL-2024		
KALYAN [W]		
8	MR GURUPRASAD KRISHNAMOORTHY RAO	Rs. 10,12,532/- As on 30-JUN-2019*
		FLAT NO 1302, 13TH FLOOR, A WING, NIRMAL LIFESTYLE CITY PLATAN VADAVLI VILLAGE, NEXT TO AJANTHA PAPER MILL, S NO 68/4 & OTHER THANE – 421301 ADMEASURING 411 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 38. AREA OR THEREABOUTS.
1. Inspection Date & Time: 02-JUL-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-JUL-2024		
KHOPOLI		
9	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 VAROSE, TAL KHALAPUR, DIST RAIGAD – 410203 ADMEASURING 19.273 SQ.MTR CARPET AREA + CUPBOARD 0.833 SQ.MT 2.225 SQ.MTR + 3.619 SQ.MTR WETHER SHED WHICH IS EQUIVALENT TO CARPET AREA OR THEREABOUTS.
1. Inspection Date & Time: 03-JUL-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-JUL-2024		
NERAL [E]		
10	MR RAUT SAGAR SADASHIV & MRS RAUT RANJANA SADASHIV	Rs. 9,50,480/- As on 30-APR-2022*
		FLAT NO 304, 3RD FLOOR, BUILDING NO 50, PADMA, SHREE MAHALAXMI PASHANE, OFF PASHANE ROAD, S NO 56/1, 57/1, 58/2, 1A, 1B, 59/1, 2, 60/1 VILLAGE TALWADE, NERAL [E], DIST RAIGAD – 410101 ADMEASURING 237 SQ.FT. CARPET AREA WHICH IS EQUIVALENT TO 22.0 AREA OR THEREABOUTS.
1. Inspection Date & Time: 04-JUL-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-JUL-2024		

* 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

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 submission of bid. 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.**
- 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 Assigns of MR TALEKAR RAHUL DAMODAR [since deceased] requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents along with the transfer and other related charges.
 - In the case of MR GURUPRASAD KRISHNAMOORTHY RAO mentioned at Sr. No. 7 out of the total sanctioned loan of Rs. 13,00,000/- (Rupees Thirteen Lakh Only) and an outstanding amount if any, due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.
 - In the case of MR GURUPRASAD KRISHNAMOORTHY RAO mentioned at Sr. No. 8 out of the total sanctioned loan of Rs. 13,00,000/- (Rupees Thirteen Lakh Only), the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid 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.
 - In the case of MR YADAV RAMESH RAJNATH & MRS SANJU DEVI mentioned at Sr. No. 9 out of the total sanctioned loan of Rs. 14,00,000/- (Rupees Fourteen Lakh Only) and an outstanding amount if any, due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.