

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale through)



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

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 March 2022) 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 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 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 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.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)	Typ Poss
KURLA [WEST]				
1	MR BAWAL RAJESH KUMAR	Rs. 1,03,55,946/- As on 30-SEP-2021*	FLAT NO 1002, 10th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [WEST], MUMBAI - 400070 ADMEASURING 455 SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET AREA IS 387 SQ. FT. WHICH IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS. + 1 CAR PARKING.	PHY POSS
1. Inspection Date & Time: 24-MAR-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 10-APR-2026				
KURLA [WEST]				
2	MR BAWAL RAJESH KUMAR	Rs. 1,03,37,080/- As on 30-SEP-2021*	FLAT NO 1102, 11th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [WEST], MUMBAI - 400070 ADMEASURING 455 SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET AREA IS 387 SQ. FT. WHICH IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS. + 1 CAR PARKING.	PHY POSS
1. Inspection Date & Time: 24-MAR-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 10-APR-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

DISCLOSURE OF ENCUMBRANCES / CLAIMS

1. MR BAWAL RAJESH KUMAR - SA (D) 829/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

2. MR BAWAL RAJESH KUMAR - SA (D) 824/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES:

E PROPERTIES (Sale through e-bidding only)

C BANK

IK LIMITED

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

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

18 Website: www.hdfc.bank.in

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

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

, 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)
he Immovable Property / Secured Asset ntr. is equivalent to 10.76 Sq. ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
A [WEST]				
VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, T, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR MUMBAI – 400070 UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 60,00,000/-	Rs. 6,00,000/-	13 APR 2026 10.00 am to 10.30 am
A [WEST]				
VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR MUMBAI – 400070 AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET VALENT TO 35.97 SQ. MTRS OR THEREABOUTS.	PHYSICAL POSSESSION	Rs. 60,00,000/-	Rs. 6,00,000/-	13 APR 2026 10.30 am to 11.00 am

ereof.

ie offers/bids so received, or cancel the auction/sale without assigning any reason whatsoever. His/her decision shall be final and binding

CUMBRANCES / CLAIMS

AWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

AWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

OUSRE OF ENCUMBRANCES:

IE SALE CONSIDERATION.

s One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

s One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

3.

3

dor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any,

For HDFC Bank Ltd.

Sd/-

Authorised Officer

2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 10-APR-2026

KURLA [WEST]

2	MR BAWAL RAJESH KUMAR	Rs. 1,03,37,080/- As on 30-SEP-2021*	FLAT NO 1102, 11th FLOOR, B WING, VIVE BUILDING, OMKAR MARG, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80, KELUSKAR MARG, KURLA [WEST], MUMBAI - 400070 ADMEASURING 455 SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 387 SQ. FT. WHICH IS EQUIVALENT TO 35.97 SQ. MTRS + 1 CAR PARKING.
---	-----------------------	---	--

1. Inspection Date & Time: 24-MAR-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 10-APR-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

DISCLOSURE OF ENCUMBRANCES / CLAIMS

1. MR BAWAL RAJESH KUMAR - SA (D) 829/2024 - MR BAWAL RAJESH KUMAR vs
2. MR BAWAL RAJESH KUMAR - SA (D) 824/2024 - MR BAWAL RAJESH KUMAR vs

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 BAWAL RAJESH 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 Rs. 80,00,000/- (Rupees Eighty Lakhs Only).

2] In the case of MR BAWAL RAJESH KUMAR mentioned at Sr. No. 2 out of the total sanctioned loan of Rs. 1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed Rs. 80,00,000/- (Rupees Eighty Lakhs Only).

A Builder outstanding amount of Rs. 51,66,177/- towards Flat no 1002, of Rs. 56,66,177/- towards Flat no 1102 as of 23-JAN-2025.

And Society outstanding amount of Rs. 1,92,709/- towards Flat no 1002 of Rs. 1,92,709/- towards Flat no 1102 as of 07-FEB-2026

In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to the purchase. The prospective purchaser shall be cleared by prospective purchaser along with the transfer and other related charges.

Date: 12-MAR-2026
Place: Mumbai

KURLA [WEST]

FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KURLA [WEST], MUMBAI - 400070

SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET WHICH IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS.

**PHYSICAL
POSSESSION**

Rs. 60,00,000/-

Rs. 6,00,000/-

13 APR 2026
10.30 am
to
11.00 am

or realisation thereof.

at 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

29/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

24/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

DISCLOSURE ON DISCLOSURE OF ENCUMBRANCES:**DISCLOSURE PART OF THE SALE CONSIDERATION.**

1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

as of 23-JAN-2025.

as of 07-FEB-2026

is due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender Documents / Offer Documents and an outstanding amount if any, is.

For HDFC Bank Ltd.

Sd/-

Authorised Officer