

CONDITIONS:

-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"

Interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable EITHER by NEFT, RTGS to the following Account: 57500000904261, Name of the Beneficiary : HDFC BANK LTD., Name of the Account: DFSO TRANSITORY ACCOUNT, IFSC Code : HDFC0000240 or by handing over of original Demand Draft favouring HDFC BANK LTD to the Authorised Officer. Please note that Cheques shall not be accepted as EMD amount.

On the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property except the ones mentioned in the detailed terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/lease on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. **Properties are inspected strictly on the above-mentioned dates and time.**

Intending bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302020/21/22/23/24, Mr. Mithalash Kumar on Mobile- 7080804466, Help Line e-mail ID: support@bankeauctions.com, and for any property related query may contact the Authorised Officer - Amit Sengar, Mobile-9518344952, E mail ID- Amit.sengar@hdfc.bank.in at address as mentioned above in office hours during the working days. (10 AM to 5 PM)**

Highest bid shall be subject to approval of HDFC Bank Limited, Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons therefor. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

It shall also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/mortgagor of the above said loan about the holding of E-Auction Sale on the mentioned date.

1.07.2026

Nagpur

Amit Sengar - Authorised Officer
HDFC BANK LIMITED



IDFC FIRST
Bank

CIN: L65110TN2014PLC097792

Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.

Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i).

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.



Online Property
Survey

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 8339566.00/- Demand Notice dated: 29-Nov-2025	10122847591 & 10122847580	M/S Shankar Anaj Bhandar, Nandiram Lalwani & Jagdish Lalwani	All That Piece And Parcel Of Shop Premises Admeasuring About 406.00 Sq. Ft. (I.E.37.43 Sq. Mts.) On The Ground Floor Facing Towards North Side Of At The Building Bearing Corporation House No. 0426, Situated Anaj Bazar, Itwari, Circle No. 10/15, Ward No. 36, Nagpur Within The Limit Of Nagpur Improvement Trust And Nagpur Municipal Corporation In Tahsil & District Nagpur, Maharashtra-440002 And Bounded As Under:- East: Shop Of M/S Nanji Nagasi, West: Rampla Bhavarial Bhutada's Open Space (Passage), North: Road & South: House Of Rampal Bhanvarial Bhutada	INR 7308000.00/-	INR 730800.00/-	11-Aug-2026 11.00 AM to 1.00 PM	10-Aug-2026 10.00 AM to 5.00 PM	04-Aug-2026 10:00 AM To 4:00 PM	Name- Sameer Thoolkar Contact Number- 9561138559 Name- Kunal Kanjariya Contact Number- 8080249675

QR Codes of
Property Location
& Property Images



Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Date: 23.07.2026

Place: Nagpur

Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

NAGPUR