

2nd AUCTION SALE NOTICE

(PUBLIC NOTICE OF AUCTION FOR SALE OF IMMOVABLE PROPERTIES)

LAST DATE OF SUBMISSION OF BIDS WITH EMD AMOUNT AND DOCUMENTS AS MENTIONED IN THE TABLE
Sale of schedule mentioned immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002).

Whereas, the Authorized Officer of the **HDFC Bank Ltd.**, having office at **HDFC Bank Ltd., Rural Agri Business 2nd Floor Zenith House Opp. Race Course, Keshavrao Khayde Marg, Mumbai, Maharashtra-400034** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **19.05.2022** calling upon the borrower/guarantor **Hiteshkumar Shivram Sawwalakhe, Hiteshkumar Shivram Kothuji Sawwalakhe, Shital Hitesh Sawwalakhe and Hardeep Singh Jasbir Singh Mann having Loan a/c no. 50200051515761, 50200051516152 and 50200051517419 to repay the amount mentioned in the notice being Rs.91,81,612.28 (Ninety One Lac Eighty One Thousand Six Hundred Twelve and Twenty Eight paise only)** with future interest and penal interest default charges, costs etc. within **60 days** from the receiving date of the said notice.

The borrower failed to repay the said amount, demanded hence the Authorized Officer had already taken actual **Physical Possession** of the property on **30.06.2023** described herein as per below schedule in exercise of powers conferred on him/her under Sec.13 (4) & 14 of the said Act read with rule 8, along with right to sell the same on "as is where is, as is what is, whatever is there is and without recourse basis" for realization of Banks dues plus interest as detailed above and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said schedule property. The sale will be done by the undersigned through receiving sealed bids for schedule property as per description.

Schedule of Immovable Property

- A.** All the pieces and parcel of residential property situated at Mouza Fulchur, Bhumapan gat No. 61/1, 61/2, 61/3, 61/4 N.A. Plot No 5, 7, 8, and 12, T. S. No 30 Thak No 92, Mouza Fulchur situated beside Power Substation, Fulchur Tah. Gondia Dist Gondia.
- Field Survey No. 5 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65
 - Field Survey No. 7 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65
 - Field Survey No. 8 Land Admeasuring area 132.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65
 - Field Survey No. 12 Land Admeasuring area 163.31 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Plot No. 15,16 West By : Layout Road, North By :Layout Plot No. 13, South By : Plot No. 10.

Name of Bank Branch with Loan account numbers	Name of Owners	Type / Nature of properties with Detailed address and area	Inspection Time and date	Reserve Price	Last date for submission of sealed bid & EMD to authorized officer	Date, Time & Place of Auction
HDFC BANK LTD, CM Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Taq. & Dist Gondia, Maharashtra 441601 Agricultural Loan Account Number : 50200051515761, 50200051516152 and 50200051517419	Mr. Shivram Kothuji Sawwalakhe	1. All the pieces and parcel of residential property situated at Mouza Fulchur, Bhumapan Gat No. 61/1, 61/2, 61/3, 61/4 N.A. Plot No 5, 7, 8, and 12, T. S. No 30 Thak No 92, Mouza Fulchur situated beside Power Substation, Fulchur Tah. Gondia Dist Gondia. 2. Field Survey No. 5 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65 3. Field Survey No. 7 Land Admeasuring area 144.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65 4. Field Survey No. 8 Land Admeasuring area 132.0 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Layout Road West By : Land of Gat No. 60, North By :Layout Plot No. 4, South By : Land of Gat No. 65 5. Field Survey No. 12 Land Admeasuring area 163.31 Sq. Mt. at Mouza Fulchur Tah. Gondia Dist Gondia, in which having following four boundaries East By :Plot No. 15,16 West By : Layout Road, North By :Layout Plot No. 13, South By : Plot No. 10.	09.09.2025 to 16.09.2025 Time:- 11.00 AM to 5.00 PM	RS. 23,73,363.90/- (Twenty Three Lac Thirty Seventy Three Thousand Three Hundred Sixty Three and Ninty Paise Only)	08.10.2025 upto 4 PM EMD Amount:- Rs. 2,37,336.39/- (Two Lac Thirty Seven Thousand Three Hundred Thirty Six and Thirty Nine Paise Only)	16.10.2025 Time :- 10.00 AM to 1.00 PM HDFC BANK LTD CM Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Tq. & Dist Gondia, Maharashtra 441601

TERMS & CONDITIONS

Sale is strictly subject to the terms & conditions which are available at **HDFC Bank Ltd. CM Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Taq. & Dist Gondia Maharashtra 441601 and available for information between 10 a.m. to 4 p.m.** on working days only till the above date for submission of bids with prescribed EMD. **HDFC BANK LTD** reserves its rights to accept or to reject any or all offer/s without assigning any reason what so ever.

IMP:- Prescribed EMD amount shall be paid only by way of Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Bank Ltd." EMD payments should be along with sealed bids /offers. Bids /Tenders received without prescribed EMD amount (**Rs.2,37,336.39/- (Two Lac Thirty Seven Thousand Three Hundred Thirty Six and Thirty Nine Paise Only)**) OR beyond the prescribed limit date and time will not be considered for sale. Demand Drafts / Pay Orders for EMD amount can be deposited to **HDFC Bank Ltd Agri Department having address HDFC Bank Ltd. Cm Tower, Laxmibai Ward, behind Modi Petrol Pump, Gondia Tq. & Dist Gondia Maharashtra 441601**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrowers & Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost. Copy forwarded to co-borrowers and guarantor.

Date : 09-09-2025
Place : Nagpur

For HDFC Bank Ltd Authorized Officer
Prashant Deotalu, Mob.: 9420707885