

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., Retail Agri business, 1st floor, Sainagar, Badnera Road, Amravati 444 607 (hereinafter referred to as 'the Bank'), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act') 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 on dated **08th February, 2024** under S.13(2) of SARFAESI Act calling upon the below mentioned Borrowers/Co-Borrowers/Mortgagors/Guarantors **Jayesh Sheshraoji Akotkar**; Address : Teli Pura, Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati, 444810; **Mangesh Sheshraoji Akotkar**; Address : Main Road, Teli Pura, Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati, 444810; **Nilesh Arjunrao Pete**; Address : Khalti Pura, Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati, 444810 to repay the amount mentioned in the notice being **Rs. 48,23,015.89/- (Rupees Forty eight lakh twenty three thousand fifteen and eighty nine paisa only)** along with the future interest plus penal interest @ 18% P.A. Till the payment of dues in full, incidental expenses and other cost.

The borrowers/Co-borrowers/Guarantors/Mortgagors failed to repay the amount as per mentioned in above S.13(2) notice within the specified period, hence the Authorized officer has taken over Physical possession of the property on **dated 05th March, 2025**, 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

Registered Mortgage of Urban Property belonging to Mr. Jayesh Sheshraoji Akotkar and Mr. Mangesh Sheshraoji Akotkar : (Mortgage Deed No. 1710/2020) dated 27-08-2020 Registered in Sub - Registrar Chandur Bazar, Dist. Amravati I) All that the piece and parcel of Property Gram Panchayat Open plot Gut No. 1294, Open Plot No. 12 admeasuring area 459.50 Sq. Mt. Situated at Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati owned by Mr. Jayesh Sheshraoji Akotkar and Mr. Mangesh Sheshraoji Akotkar Total area of property 459.50 Sq. Mt. of Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati II) All that the piece and parcel of Property Gram Panchayat Open plot Gut No. 1294, Open Plot No. 13 admeasuring area 164.64 Sq. Mt. Situated at Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati owned by Mr. Jayesh Sheshraoji Akotkar and Mr. Mangesh Sheshraoji Akotkar. Total area of property 164.64 Sq. Mt. of Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati

| S. No. | 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 | Date, Time & Place of Auction | Last date for submission of sealed bid & EMD to authorized officer |
|--------|---|---|--|---|---|---|---|
| 1. | HDFC Bank Ltd. Retail Agri business, 1st floor, Sainagar, Badnera Road, Amravati 444 607 - Maharashtra Loan Account No. : 50200051193131; 50200051195841; 50200051197350 | 1. Mr. Jayesh Sheshraoji Akotkar 2. Mr. Mangesh Sheshraoji Akotkar | 1. Gram Panchayat Open plot Gut No. 1294, Open Plot No. 12 admeasuring area 459.50 Sq. Mt. Situated at Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati 2. Gram Panchayat Open plot Gut No. 1294, Open Plot No. 13 admeasuring area 164.64 Sq. Mt. Situated at Mouza : Shirajgaon Kasba, Tq. Chandur Bazar, Dist. Amravati | 22 December 2025 to 31 December 2025 Time : 10am to 2 pm (working days only) | Rs. 95,00,000/- (Rs. Ninety Five Lakh Only) | 07th February, 2026 Time: - 11.00 AM to 12.00 NOON HDFC Bank Ltd. Retail Agri business, 1st floor, Sainagar, Badnera Road, Amravati 444 607 Maharashtra | 03th February 2026 on or before 2.00 PM. EMD Amount: Rs. 9,50,000/- (Nine Lakh Fifty Thousand Only) |

*With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation.

Terms & conditions of Sale :

1. Sale is strictly subject to the terms & conditions which are available at HDFC Bank Ltd at Retail Agri business, 1st floor, Sainagar, Badnera Road, Amravati 444 607 between 10.00 a.m. to 4.00p.m. on working days only till the above date for submission of bids with prescribed EMD.

2. **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.9,50,000/-Nine Lakh Fifty Thousand 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. Retail Agri business, 1st floor, Sainagar, Badnera Road, Amravati 444 607.**

STATUTORY 45 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrowers/Co-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.

Date : 10/12/2025, Place : Amravati

For HDFC Bank Ltd Authorized Officer
Mr. Prashant Deotalu, Mob.No. - 9420707885

NAGPUR