



**Head Office:** HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013  
**Regional Office:** Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013

## E-AUCTION SALE NOTICE

### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTY

**LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: 17th March 2026**

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

Notice is hereby given to the public in general and in particular to the Borrower that the Authorized Officer of **HDFC BANK LTD.** Had taken **Physical Possession** of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts 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 Bank's dues plus interest as detailed hereunder 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 property/ies. The sale will be done by the undersigned through e-auction platform provided at the website

#### DESCRIPTION OF IMMOVABLE Secured Assets/ DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Branch & Account	Name of the Mortgagor/ Guarantor of the property	Details of mortgaged properties	Amount as per Demand Notice & Date	Inspection Date & Time	Reserve Price	Last Date for Receipt of Bids	Date/ Time of e-Auction	Name of Authorised Officer/Phone No./Email Id
					(EMD)			
HDFC Bank Ltd, Mumbai. A/c- M/s Cosmic Grace Auto (India) Private Limited	Mortgagors: (1) Mr. Prashant Chhabra, (2) Mr. Pradeep Chhabra	All that piece and parcel of Mouje-Shivani, NH No. 06, Murtizapur Road. Tq and Dist. Akola-44001, within the limits of GP Shivani Akola land from F.S. No 125/2 out of which southern side portion admeasuring 4000Sq Mt., with construction owned by Mr. Prashant Chhabra and Mr. Pradeep Chhabra alongwith available stock on as is where is basis lying therein as more particularly set out in detailed Terms and Conditions.	Rs.12,74,35,720.43 (Rupees Twelve Crore Seventy-Four Lakh Thirty Five Thousand Seven Hundred Twenty and paise Fourty Three Only) as on 31/05/2023 with future interest and penal interest in case of default charges, costs etc thereon from 01/06/2023 along with the costs and expenses till the date of full and final payment under the facilities.  <u>15th June 2023</u>	5th March 2026 from 1.00 PM to 2.00 PM	Rs. 7.86 Crore (Rupees Seven Crore Eighty-Six Lakh Only)	17th March 2026 by 4:00 PM	18th March 2026 from 10:30 AM to 11:30 AM (with unlimited extension of 5 minutes each)	Priyanka Kapadia Mob: 9820530390  priyanka.kapadia@hdfcbank.com
					Rs 78.60 Lakh (Rupees Seventy Eight Lakh Sixty Thousand Only)			
					<b>BID Increase Amount- Rs.1,00,000</b>			

#### TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The 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 with <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.
- To 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/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any 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 can be inspected strictly on the above-mentioned dates and time.**
- The intended 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 India Pvt. Ltd. Plot No.68, 3rd Floor, Sector-44 Gurgaon, Haryana Pin: 122003 Helpline Nos : 0124-4302020/21/22/23/24, Bhavik R. Pandya - Mobile : 8866682937, e-mail ID: maharashtra@c1india.com, Help Line e-mail ID: support@bankeauctions.com, and for any property related query may contact the Authorised Officer - Priyanka Kapadia (Mobile-9820530390), E Mail - priyanka.kapadia@hdfc.bank.in at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
- The 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 whatsoever. His decision shall be final & binding.  
For detailed terms and conditions of the sale, please refer to the link provided in [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com).

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

This may 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 above mentioned date.

Date: 27th February 2026  
Place: Mumbai

For HDFC BANK LIMITED  
Authorised Officer - Priyanka Kapadia