

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013

Regional Office: Sethi Heights, Opposite Collector Office, Akola. 444 001 Maharashtra

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) 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 of the below -mentioned Properties shall be conducted by way of E-Auction through Web Portal: [https:// https://www.bankeauctions.com](https://www.bankeauctions.com)

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
				Demand Notice Date		EMD Bid Increase Amount			
1.	HDFC Bank Ltd Khamgoan -A/c- M/s Jai Shree Balaji Spinning Mills Pvt. Ltd (Borrower)	(1) Mr. Omprakash Ramnivas Gadodiya (Guarantor & Mortgagor) (2) Mrs. Seema Gadodiya wife & Legal heir of deceased Mr. Santoshkumar	1. Industrial Property of Jai Shree Balaji Spinning Mills Pvt. Ltd Gut No. 315, Nandura Road, Near Labela Hotel, Nz-Sutala- Taluka Khamgoan, District Buldhana , Maharastra, admeasuring 3 hector 43 Ri.e. 261468 Sqft Owned	Rs.10,36,26,203.96 Dues as on 14.01.2020 Demand Notice dated 29 th January 2020	31/1/2025 at 10:00am to 12:00pm	Reserve Price Rs.4,95,00,000/- EMD-Rs-49,50,000/- Bid Increase Amount Rs.1,00,000/-	11/2/2025 at 12:00pm to 1:00pm (with unlimited extension of 5 minutes of each)	10/2/2025 before 4:00pm	Ashwin Indulkar ashwin.indulkar@hdfcbank.com 9323138716 Sunil Bhanushali 9323176985

2.	HDFC Bank Ltd Khamgaon - A/c- M/s. Salasar Agro Industries (Borrower)	Kamalkishore Gadodiya (Guarantor & Mortgagor) (3) Mr. Sarvesh Narayan Gadodiya (Guarantor & Mortgagor) (4) Mr. Rajendra Jugalkishore Gadodiya (Guarantor & Mortgagor) (5) Mr. Madhusudan Ramnivas Gadodiya (Guarantor & Mortgagor) (6) Mrs. Seema Gadodiya (Guarantor & Mortgagor) (7) Mr. Narayan S/o. Chaganlal Gadodiya (8) Mrs. Seema Gadodiya wife	by Jai Shree Balaji Spinning Mills Pvt. Ltd 2. Residential Property Plot. No. 2 Nazul Sheet, No. 34 C, layout plot no. 2 Hans Cotton Compound, Mz- Khamgaon, Taluka Khamgaon District Bulddana, Maharashtra admeasuring 6157.40 Sqft owned by Shri Rajendra Jugalkishore Gadodiya 3) Commercial Property Nazul Sheet No. 34-C, Plot No. 6, layout plot no. 5, Hans cotton compound, Mz - Khamgaon, District Bulddana Pin 444 3030, admeasuring 278.44 Sq mtr. i.e 2996 Sq.ft Owned by Mr. Shri Santosh Kamalkishore Gadodiya 4) Industrial Property Plot No D-45, admeasuring 7200 & D-46, admeasuring 7200, total area admeasuring 7200 + 7200 = 14400 Sq.mtr. i.e 154944 Sqft situated at Khamgaon Industrial area, within the limits of Sultana (Bk) and outside the limits of Municipal corporation,	9,57,11,852.00 Dues as on 14.01.2020. Demand Notice dated 29 th January 2020	31/1/2025 at 2:00pm to 3:00pm	Reserve price Rs.4,00,00,000/- EMD Rs.40,00,000/- Bid Increase amount- 1,00,000/-	11/2/2025 at 2:00pm to 3:00pm	10/2/2025 before 4:00pm	
					31/1/2025 at 2:00am to 3:00pm	Reserve Price Rs.1,95,00,000/- EMD Rs.1,95,00,000/- Bid increase price Rs.1,00,000/-	11/2/2025 at 2:00pm to 3:00pm	10/2/2025 before 4:00pm	
					31/1/2025 at 3:00pm to 4:00pm	Reserve Price Rs.4,15,00,000/- EMD Rs.41,50,000/- Bid increase price Rs.1,00,000/-	11/2/2025 at 3:00pm to 4:00pm	10/2/2025 before 4:00pm	

		and legal heir of deceased Mr. Santoshkumar Kamalkishore Gadodiya (Deceased)	Khamgaon, Taluka Khamgoan, District Buldhana, Maharashtra. owned by Omprakash Ramnivas Gaoddiya.					
			5) All that piece & parcel of land of lay out Plot no. 46 to 88 and 103 to 114, Field Survey No. 234, ,on the internal road of Nandura Road (towards west side of M/.s Shree Balaji Spinning Mill Nandura Road, Mouze Sutala Taluka,Khamghoa, District Buldhana, Maharashtra admeasuring 8744Sq. mtrs. le 94085.44 Sqft. owned by Sau Seema Santosh Gadodiya	31/1/2025 at 12:00pm to 1:00pm	Reserve Price Rs.70,00,000/- EMD Rs.7,00,000/- Bid increase price Rs.1,00,000	11/2/2024 at 4:00pm to 5:00pm (with unlimited extensionof 5 minutes of each)	10/2/2025 before 4:00pm	
			6) Residential vacant layout plot 1to 45 and 115 to 120 Gut No. 234,on the internal road of Nandura Road (towards west side of M/.s Shree Balaji Spinning Mill Nandura Road, Mouze Sutala Taluka,Khamghoa, District Buldhana, Maharashtra Admeasujring 8064 Sq mits. i.e. 86768.64 Sqft. owned by Sau Seema Santosh Gaodiya	31/1/2025 at 12:00pm to 1:00pm	Reserve Price Rs.65,00,000/- EMD Rs.6,50,000/- Bid increase price Rs.1,00,000	11/2/2025 at 4:00pm to 5:00pm (with unlimited extensionof 5 minutes of each)	10/2/2025 before 4:00pm	

			7) Residence Property at survey no. 189/2-3 Plot No. 255, NAP36/Malkapur/34/1982-83 Chalisbigha area Taluka Malkapur, Buldhana Maharashtra admeasuring 5197.94 Sqft. Owned by Mr. Narayan Chaganlal Gadodiya		11/2/2025 at 12:00pm to 2:00pm	Reserve Price Rs.1,60,00,000/- EMD Rs.16,00,000 Bid increase price Rs.1,00,000	11/2/2025 at 5:00pm to 6:00pm (with unlimited extension of 5 minutes of each)	10/2/2025 before 4:00pm	
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TERMS & CONDITIONS:

1. The e-Auction is being held on **“AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS”**
2. 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 through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO Transitory Account: DOC SERV, Name of the Beneficiary: HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above-mentioned date and time.**

4. 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 our service provider **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon . Helpline Nos : 0124-4302020/21/22/23/24 , Mr. Bhavik Pandya Mobile : 9974887668, and Help Line e-mail ID: support@bankeauctions.com & Gujrat@c1india.com** and for any property related query may contact the **Authorized officer as mentioned above in** office hours during the working days. (10:00 AM to 5:00 PM).
5. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
6. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) 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 borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 18/1/2025

Place: Buldhana

Authorised Officer

For HDFC BANK LIMITED

Ashwin Indulkar

Mob. No. 9323138716