

HDFC Bank Limited

Branch: PT.Ravishankar Shukla Marg, Civil lines, Nagpur-440001
Tel: 071226620573 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

The Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues 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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below : Notice is hereby given to indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002. For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.Com

Sr. No.	Mortgager(s)/ Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq. ft.)	Type of Possession	Reserve Price (Rs.)	Date of Auction and time
					Earnest money deposit (Rs.)	
1.	Mr. /Mrs./Ms. Husband/ Son/ Daughter / Wife of MS. YADAV SHITAL VIKAS [since deceased] AND MRS. MANDABAI DWARKANATH NIGOTE AS WELLAS KNOWN AND UNKNOWN LEGAL HEIRS OF MS. YADAV SHITAL VIKAS [since deceased]	Rs. 7,66,239/- (Rupees Seven Lakh Sixty-Six Thousand Two Hundred and Thirty-Nine only) due as on 31-MAY-2024	ALL THAT Piece and parcel of land bearing PLOT NO. 27 out of the sanctioned layout, containing by admeasurement 112.50 Sq. Mtrs. (i.e. 1210.95 Sq. Ft), being a portion of the entire land bearing Khasra No. 57/1 of Mouza -JAMTHA, Patwari Halka No.42, including all other easementary right appurtenant and belonging thereto, in the entire layout known and styled as 'GOKUL RESIDENCY-II, situated at village- JAMTHA, in Tahsil- Nagpur (Rural) and District- Nagpur.	PHYSICAL POSSESSION	15,50,000/- 1,55,000/-	10/06/2025 Between 10 AM to 12 Noon

*together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof. To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets.

TERMS & CONDITIONS OF SALE:

- The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC
- However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
- Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
- Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
- Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
- The Bid Document can be collected / obtained from the Authorized Officer of HDFC having his office HDFC Bank Ltd, PANDIT RAVISHANKAR SHUKLA MARG, CIVIL LINES, NAGPUR-440001, on any working day during office hours.
- The Bid Document will also be available at site on the respective date fixed for inspection of the Immovable Property / Secured Asset.
- Properties / Secured Assets are available for inspection on 09/05/2025 between 10 a.m. and 5 p.m.
- For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with, MR. NILESH MANGE Mob No. 9822474237 and 0712-6620577.
- Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of HDFC Bank Ltd payable at par in sealed envelope and shall be submitted at HDFC Bank Ltd, PANDIT RAVISHANKAR SHUKLA MARG, CIVIL LINES, NAGPUR-440001, on any working day during office hours
- The offer amount (to be mentioned in Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount which will be decided and disclosed by the Authorised officer at the time of auction.
- The last date of submission of bids in prescribed Bid Documents with all necessary documents and EMD in stipulated manner is 09/06/2025.
- Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated at Sr. No 12 hereinabove shall be treated as invalid.
- Conditional offers shall also be treated as invalid.
- The auction will be conducted on the date and time indicated in Column (G). Bids will be opened on the date and time indicated in Column (G) in the presence of the Authorised Officer.
- The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, inter alia, for negotiations / raising / revising / improving their respective bids / offers.
- The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
- On sale of the property, the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
- It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders.
- The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
- The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
- EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest.
- Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.

CAUTION NOTE:

Prospective purchaser at large is hereby informed that HDFC and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice.

Date: 09/05/2025
Place: NAGPUR

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013

Authorized Officer,
HDFC Bank Ltd.