

## 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://www.bankeauctions.com>

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

S. No.	Name of the Branch & Account	Name of the Mortgagor & Owner of the property	Details of mortgaged property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price (EMD) Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids
1	HDFC Bank Ltd, Khamgaon -A/c- M/s Jai Shree Balaji Spinning Mills Pvt. Ltd (Borrower) HDFC Bank Ltd, Khamgaon	(1) Mr. Omprakash Ramnivas Gadodiya (Guarantor & Mortgagor)	1) Industrial Property of Jai Shree Balaji Spinning Mills Pvt. Ltd Gut No. 315, Nandura Road, Near Labela Hotel, Nz-Sutala- Taluka Khamgaon, District Buldhana, Maharashtra, admeasuring 3 hector 43 Ri. o. 261468 Sqft Owned by Jai Shree Balaji Spinning Mills Pvt. Ltd	Rs. 10,36,26,203.96 Dues as on 14.01.2020 Demand Notice dated 29th January 2020	24/08/2025 at 10:00 am to 12:00pm	Rs.4,95,00,000/- Rs.49,50,00/- Rs.1,00,000/-	04/09/2025 at 12:00 pm to 1:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
			(2) Mrs. Seema Gadodiya wife & Legal heir of deceased Mr. Santosh kumar Kamal kishore Gadodiya (Guarantor & Mortgagor)	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	24/08/2025 at 2:00 pm to 3:00 pm	Rs.4,00,00,000/- Rs.40,00,000/- Rs.1,00,000/-	04/09/2025 at 2:00 pm to 3:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00 pm
			(3) Mr. Sarvesh Narayan Gadodiya (Guarantor & Mortgagor)	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	24/8/2025 at 2:00 am to 3:00 pm	Rs.1,95,00,000/- Rs.19,50,000/- Rs.1,00,000/-	04/09/2025 at 2:00 pm to 3:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
			(4) Mr. Rajendra Jugalkishore Gadodiya (Guarantor & Mortgagor)	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, Khamgaon, Taluka Khamgaon, District Buldhana, Maharashtra. Owned by Omprakash Ramnivas Gaoddiya.	24/08/2025 at 3:00 pm to 4:00 pm	Rs.4,15,00,000/- Rs.41,50,000/- Rs.1,00,000/-	04/09/2025 at 3:00 pm to 4:00pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
			(5) Mr. Madhusudan Ramnivas Gadodiya (Guarantor & Mortgagor)	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. Ie 94085.44 Sqft. owned by Sau Seema Santosh Gadodiya	24/08/2025 at 12:00 pm to 1:00pm	Rs.70,00,000/- Rs.7,00,000/- Rs.1,00,000/-	04/09/2025 at 4:00 pm to 5:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
			(6) Mrs. Seema Gadodiya (Guarantor & Mortgagor)	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 Admeasuring 8064 Sq mits. i.e. 86768.64 Sqft. owned by Sau Seema Santosh Gaodiya	24/08/2025 at 12:00 pm to 1:00 pm	Rs.65,00,00000/- Rs.6,50,000/- Rs.1,00,000/-	04/09/2025 at 4:00 pm to 5:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
			(7) Mr. Santosh kumar Kamal kishore Gadodiya (Deceased)	7) Residence Property at survey no. 189-2-3 Plot No. 255, NAP36/Malkapur/34/1982-83 Chalsbigaha area Taluka Malkapur, Buldhana Maharashtra admeasuring 5197.94 Sqft. Owned by Mr. Narayan Chaganlal Gadodiya	25/08/2025 at 12:00 pm to 2:00 pm	Rs.1,60,00,000/- Rs.16,00,000/- Rs.1,00,000/-	04/09/2025 at 5:00 pm to 6:00 pm (with unlimited extension of 5 minutes of each)	03/09/2025 before 4:00pm
2	A/c- M/s. Salasar Agro Industries (Borrower)			Rs. 9,57,11,852.00 Dues as on 14.01.2020. Demand Notice dated 29th January 2020				

Name of Authorised Officer/Phone No./Email id : Ashwin Indulkar : ashwin.indulkar@hdfcbank.com 9323138716, Sunil Bhanushall : 9323176985 & Rahul Gade 9421800308

### 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 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.
- 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 Bank'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.
- 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, Guff 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).
- 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.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://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: 15/08/2025  
Place : Buldhana

Authorised Officer  
For HDFC BANK LIMITED  
Ashwin Indulkar, Mob. No. 9323138716