

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice for Sale of Immovable Assets by way of public auction 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/Mortgagors/Guarantors 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 as per the reserve price fixed by the Bank.

DESCRIPTION OF IMMOVABLE PROPERTIES

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 E-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
				Demand Notice Date		Earliest Money Deposit (EMD) Bid Increase Amount			
1.	HDFC Bank Ltd , Khamgoan A/c- M/s Jai Shree Balaji Spinning Mills Pvt. Ltd (Borrower 1) And	(1) Mr. Omprakash Ramnivas Gadodiya (Guarantor & Mortgagor) (2) Mrs. Seema Gadodiya wife & Legal heir of deceased Mr. Santosikumar Kamalkishore Gadodiya (Guarantor & Mortgagor) (3) Mr. Sarvesh Narayan 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 Khamgoan, District Buldhana , Maharashtra, admeasuring 3 hector 43 Ri.e. 261468 Sqft Owned 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- Khamgoan, Taluka Khamgoan District Bulddana, Maharashtra admeasuring 6157.40 Sqft owned by Shri Rajendra Jugalkishore Gadodiya	Rs. 10,36,26,203.96 Dues as on 14.01.2020 for Borrower 1 29th January 2020					
2.	HDFC Bank Ltd, Khamgoan A/c- M/s. Salasar Agro Industries (Borrower 2)	(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 and legal heir of deceased Mr. Santosikumar Kamalkishore Gadodiya (Deceased)	3) Commercial Property Nazul Sheet No. 34-C, Plot No. 6, Layout Plot No.5, Hans cotton compound, Mz - Khamgoan, District Bulddana Pin 4443030, admeasuring 278.44 Sq mtr. i.e 2996 Sq.ft. Owned by Late 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 Khamgoan Industrial area, within the limits of Sultana (BK) and outside the limits of Municipal corporation, Khamgoan, Taluka Khamgoan, District Buldhana, Maharashtra. owned by Omprakash Ramnivas Gadodiya. 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, Khamgoan, District Buldhana, Maharashtra admeasuring 87445 Sq. mtrs. i.e 94085.44 Sqft. owned by Sau Seema Santosh Gadodiya. 6) Residential vacant Layout Plot 1 to 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, Khamgoan, District Buldhana, Maharashtra Admeasuring 8064 Sq mts. i.e. 86768.64 Sqft. owned by Sau Seema Santosh Gadodiya 7) Residence Property at survey No. 189/2-3 Plot No. 255, NAP36/Malkapur/34/1982-83 Chalisibigha area Taluka Malkapur, Buldhana Maharashtra admeasuring 5197.94 Sqft. Owned by Mr. Narayan Chaganlal Gadodiya	Rs. 9,57,11,852/- Dues as on 14.01.2020 onwards 29th January 2020	15/04/2025 10.00 AM onwards	Rs.16,20,00,000/- Rs.1,62,00,000/- Rs.5,00,000/-	22/04/2025 11.00 AM TO 12 NOON	21/04/2025 UPTO 4.00 PM	Ashwin Indulkar ashwin. Indulkar@ hdfcbank. com 9323138716 Sunil Bhanushali 9323176985 Sunil.bhanus hall@hdfcbank.com

TERMS & CONDITIONS:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOUSE 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. This notice also be treated as sale of properties through private treaty and no further notice will be published for the same.
7. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and 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 borrowers, mortgagors and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date.

Date : 03.04.2025
 Place : Khamgoan & Malkapur

For HDFC BANK LIMITED
 Authorised Officer

NAGPUR