

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 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: 15/08/2025
Place : Buldhana

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

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties

E-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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNAMA02117-180049039 & LNAMA01817-180050557 PRAVIN BABURAOJI WANKHADE, DAKSHATA RAJENDRA DESHMUKH, VIMAL BABURAOJI WANKHADE	Rs. 3357368/- & Rs. 2231376 DUES AS ON 26-JUL-2025	12-NOV-2018 Rs. 839704.41/- & Rs. 534227.41/- DUES AS ON 12-NOV-2018	24 MAR 21	WESTERN SIDE LAND OF PLOT NO. 96, & CONSTRUCTED HOUSE THEREUPON ADM. 86.97 SQ. MTR. PROPERTY NO. 34/2, SHEET NO. 1, WARD NO. 2, MOUZA - TIWASA, NAGAR PANCHYAT - TIWASA, TAL. - TIWASA, DISTRICT - AMARAVATI, MAHARASHTRA. ADMEASURING 118.02 SQ. MTR.	Rs. 956752.2/-	Rs. 95675/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	GROUND FLOOR, BUNG COMPLEX, BESIDE ASPA BANDSONS MARUTI SHOWROOM, SATURNA, BADNERA ROAD, AMARAVATI-444607, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNNGP01420-210177286 SANJAY HIMMATBHAI THAKKAR, ARCHANA SANJAY THAKKAR	Rs. 6371416/- DUES AS ON 26-JUL-2025	03-AUG-2022 Rs. 4056039/- DUES AS ON 03-AUG-2022	30 DEC 22	FLAT NO. 301 ON 3RD FLOOR, IN THE BUILDING KNOWN AS "R A RESIDENCY" ON LAND BEARING PLOT NO. 91-A, BORGAO, NAGPUR, MAHARASHTRA ADM.107.766 SQ. MTRS	Rs. 3240518.4/-	Rs. 324052/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMPETH, NEAR JOSHI UPHAR GRUH, NAGPUR-440008, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNAK000619-200116984 RAJU MURLIDHAR WANKHADE, UJWALA RAJU WANKHADE	Rs. 1024120/- DUES AS ON 26-JUL-2025	06-APR-2022 Rs. 482567/- DUES AS ON 05-APR-2022	12 MAY 23	NORTHERN SIDE PART OF PROPERTY NO. 1663, WARD NO.4, MOUJE MAMDABAD, WITHIN THE LIMITS OF MUNICIPAL COUNCIL, TELHARA, DIST AKOLA, MAHARASHTRA ADMEASURING 55.76 SQ. MTRS	Rs. 505440/-	Rs. 50544/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	1ST FLOOR, UNIT NO 34 & 36, YAMUNA TARANG COMPLEX, AMRAVATI ROAD, AKOLA-444001, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in Case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@avvas.in (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://avvas.in/sarfaesi-sale-notice> for further details help procedure & online training on E-Auction Prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auction@avvas.in & ramprasad@auctiontiger.net, Contact No. 8000023297

Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : JAIPUR Date : 15-08-2025

Authorised Officer Aavas Financiers Limited



TIRUPATI URBAN CO-OP. BANK LTD.

H.O.: - 172, Shradhanand Peth, South Ambazari Road, Nagpur-440 010. Mob. No. : : 9970196560 / +91 84510 02404

AUCTION NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS [Refer Rule 8 (6)]

Notice Inviting Tender / Bids under SARFAESI Act 2002

Auction Notice for Sale of Immovable Secured Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provisions to Rule 8, 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and particularly to the borrowers and guarantors / mortgagor that the below described secured assets mortgaged / charged to Tirupati Urban Co. Op. Bank Ltd., (Secured Creditor) is put to Auction Sale, and tenders are invited from public for recovering below mentioned dues. Details of which are as under :-

Names and address of Borrower / Guarantors / Mortgagor / Noticees	Description of Secured Assets / Immovable Property available for Auction Sale / Possession Status	Reserve Price EMD Amount	A/c No. & Total Outstanding balance
<p>Branch : Mankapur, Nagpur. 1) M/s Nextech Technologies Pvt.Ltd. : Borrower through it's Director a) Shri. Kirankumar Prakash Anchalwar b) Shri. Atul Sanjay Donge Office at C/o Jhulelal Arcade, Beside Toyota Showrrom, Near Mohammad Ali Petrol Pump (MHKS), Kamptee Road, Nagpur-440026 2) Shri. Kirankumar Prakash Anchalwar : Borrower Anchal, Plot No.2, Koradi Road, Behind Safeway Motors, Mankapur, Nagpur -440030 3) Shri Sunil Vishwambharnat Tiwari : Co-borrower / Guarantor R/o Plot No. 603, Amravati Road, Near R.T.O. office, Giripeth Nagpur 440010 4) Shri. Atul Sanjay Donge : Guarantor R/o 353/A, Khalasi Lane, Nagpur(Urban) Nagpur - 440001 And/or Ground Floor GD -2, and GS-3, "Apurva Complex", Opposite P.K. Salve Road, Mohan Nagar, Nagpur 440001</p>	<p>Property owner : M/s Nextech Technologies Pvt. Ltd. All that undivided 59% share and interest in piece and parcel of land bearing Plot No. 1 admeasuring about 788.506 Sq. Mts. with entire R.C.C superstructure comprising of hall, floor space No.201 on Second Floor, covering a Built-up area of 567.973 Sq. Mtrs. and 301 on Third Floor, covering a Built-up area of 567.973 Sq. Mtrs. in building known and styled as "JHULELAL ARCADE" constructed on Plot No. 1 out of sanctioned layout known as "SUMAN NEST" being portion out of the entire Non Agricultural land bearing Survey No.182, admeasuring about 0.92 Hectares i.e. 2.28 Acres land revenue assessment yearly Rs. 552/- and Survey No. 183/B, admeasuring about 0.92 Hectares i.e., 2.28 Acres land revenue assessment yearly Rs. 336/- both lands jointly admeasuring about 1.84 Hectares i.e. about 4.56 Acres, situated at PH.No. 15, Mouza-Bhilgaon, having with occupant Class-I, Bhuswani rights, Floor Space No. 201 & 301 total admeasuring Built up area 1135.946 Sq.Mtrs. within the limits of Grampanchayat Bhilgaon Tah.- Kamptee, District- Nagpur with present and future construction and the same is bounded as under:- On the East : Khasra No. 184 On the West : Road On the North : Layout other plots On the South : 12 Mtrs. Road Possession Status - Physical Possession</p>	<p>Reserve Price Rs. 3,57,30,000/- Earnest Money Deposit Amount Rs. 35,73,000/-</p>	<p>A/c. Number 011018400000 007 & Rs. 2,96,61718/- plus Further Interest & charges from 01/08/2025.</p>

Terms and conditions of Sale :- (1) The interested purchaser has to submit his unconditional Tender / offer alongwith Earnest Money Deposit (EMD), payable by D.D. / Pay order / RTGS / NEFT and submit to Tirupati Urban Co. op. Bank Ltd., as mentioned. Further on acceptance of Bid / Tender successful Bidder / Tenderer has to deposit the 25% of Purchase price (Including EMD) immediately and remaining amount within 15 days thereof. (2) Date, Place, time for submission of Tenders - Till 20/09/2025 Time : upto 11.00 am at Head Office, Tirupati Urban Co. Op. Bank Ltd. : 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10 (3) The sale is on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis. (4) The opening of tenders will be done as described & interested buyers may remain present at the time of opening of tender and the Borrowers/Mortgagors also can remain in attendance. (5) Bank reserves its right to reject all or any offer without assigning any reasons at any stage before Confirmation of Sale and/or issue of Sale Certificate. (6) Before submitting the tender, the tenderers should satisfy themselves about the rights, title, encumbrances, litigation, interests payable in respect of the property in question and later on no objections of any kind shall be entertained in this regard. (7) The Bank shall not be liable for any due encumbrances that may be in the form of rent, taxes, legal dues, other dues, cess etc. over the said property which shall be paid and payable by the successful bidder only. The principles of Caveat Emptor shall apply to all transactions. (8) The date of inspection of the property is fixed on 03/09/2025. An interested person may call **Mr. Shyam Batra, Mobile No. 9423637078 / Mr. Nikhil Wankhede, Mobile No. 9970196560** for the purpose of inspection. (9) The Tender/Bidding forms are available at the Tirupati Urban Co.op. Bank Ltd., H.O. 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10 during working hours which can be purchased by the interested bidders on payment of Rs. 500/- + GST The said Tender document contains all other terms and conditions which shall be binding on the parties. (10) **Tender Opening / Sale / Auction Date, Place, Time - On 20/09/2025 Time : at 3.00 pm at Head Office, Tirupati Urban Co. Op. Bank Ltd. ; 172, Shradhanandpeth, South Ambazari Road, Nagpur - 10**

STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Mortgagors / Guarantors are hereby given notice to pay the total dues before the date of Auction failing which above mentioned property will be auctioned as per terms & condition of Bank and balance, if any, shall be recovered with the interest and cost from them. This is also a Statutory Notice of Sale read with Rule 8, 9 of the Security Interest (Enforcement) Rule 2002 to the Borrowers / Guarantors / Mortgagors concerned.

Place : Nagpur
Date : 15 /08/2025

Authorised Officer
Tirupati Urban Co-op Bank Ltd., Nagpur