

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES BY WAY OF PRIVATE TREATY

Sale Notice for Sale of Immovable Assets by way of Private Treaty 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 by way of private treaty as per last reserve price fixed in last public auction.

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the Proprietor, Mortgagor & Guarantors of the property	Details of mortgaged property	Amount as per Demand Notice Demand Notice Date	Sale Price	Name of Authorised Officer/Phone No./Email Id
HDFC Bank Ltd, Nagpur. A/c- M/s Cosmic Grace Auto (India) Private Limited	Mortgagors: (1) Mr. Prashant Chhabra (2) Mr. Pradeep Chhabra	All that piece and parcel of Mouje- Shivani, NH No. 06, Murtizapur Road. Tq and Dist. Akola-444001, within the limits of GP Shivani Akola land from F.S. No 125/2 out of which southern side portion admeasuring 4000Sq Mt., with construction, owned by Mr. Prashant Chhabra and Mr. Pradeep Chhabra alongwith available stock on as is where is basis lying therein as more particularly set out in detailed Terms and Conditions.	Rs 12,74,35,720.43 (Rupees Twelve Crore Seventy-Four Lakh Thirty Five Thousand Seven Hundred Twenty and paise Four Three Only) as on 31/05/2023 with future interest and penal interest in case of default charges, costs etc thereon from 01/06/2023 along with the costs and expenses till the date of full and final payment under the facilities. 15th June 2023	Rs. 7.20 Crore (Rupees Seven Crore Twenty Lakh Only)	Amit Sengar Mobile-9518344952 Amit.sengar@hdfc.bank.in Mr. Sunil Bhanushali 9323176985

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"
- 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 except one mentioned in detailed terms and conditions. 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.
- This notice also be treated as sale of properties through private treaty and no further notice will be published for the same.
- (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/ and Guarantors of the above said loan about the holding of Sale by way of private treaty.

Date : 12.09.2026, Place : Nagpur

Authorised Officer
HDFC BANK LIMITED