

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale thro



HDFC BANK LIMITED

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 40

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

CIN: L65920MH1994PLC080618 **Website:** www.hdfc.bank.in

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 17 Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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(ties) described in Column (C) mortgaged 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 Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor 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 Secured Creditor's website i.e. www.hdfc.bank.in

	(A)	(B)	(C)	
Sr No	Name/s of Borrower(s)/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)	
KURLA [WEST]				
1	MR BAWAL RAJESH KUMAR	Rs. 1,03,55,946/- As on 30-SEP-2021*	FLAT NO 1002, 10th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [WEST], MUMBAI - 400070 ADMEASURING 455 SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET AREA IS 387 SQ. FT. WHICH IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS. + 1 CAR PARKING.	P
1. Inspection Date & Time: 02-FEB-2026 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before: 11-FEB-2026				
KURLA [WEST]				
2	MR BAWAL RAJESH KUMAR	Rs. 1,03,37,080/- As on 30-SEP-2021*	FLAT NO 1102, 11th FLOOR, B WING, VIVE BUILDING, OMKAR MERIDIA, C.T.S NO 106, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 109PT, 110PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT, PRABHAKAR KELUSKAR MARG, KURLA [WEST], MUMBAI - 400070 ADMEASURING 455 SQ. FT. BUILT UP AREA WHICH IS EQUIVALENT TO 42.31 SQ. MTRS. THE CARPET AREA IS 387 SQ. FT. WHICH IS EQUIVALENT TO 35.97 SQ. MTRS OR THEREABOUTS. + 1 CAR PARKING.	P

1. Inspection Date & Time: 03-FEB-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 11-FEB-2026

through e-bidding only)

- 400 013. Tel: 022-66113020.

and 17th March 2023) (HDFC) issues E-Auction Sale Notice for Sale of Immovable
charged/charged to the Secured Creditor, the constructive / physical possession of
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agor(s) (since deceased), as the case may be, indicated in Column (A) under

(D)	(E)	(F)	(G)
Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
PHYSICAL POSSESSION	Rs. 65,00,000/-	Rs. 6,50,000/-	13-FEB-2026 10.00 am to 10.30 am
PHYSICAL POSSESSION	Rs. 65,00,000/-	Rs. 6,50,000/-	13-FEB-2026 10.30 am to 11.00 am

KARJAT [WEST]

3	MR PADHOULIYA SITARAM SHANKARLAL & MRS PADHOULIYA SUNITA	Rs. 17,67,394/- As on 31-DEC-2021*	FLAT NO 204, 3rd FLOOR (AS PER REVISED PLAN), WING R2, MOHINI KUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED, SURVEY NUMBER 20, HISSA NUMBER 1, VILLAGE MUDRE BUDRUK, KARJAT [WEST], TALUKA KARJAT, DISTRICT RAIGAD – 410201 ADMEASURING 568 SQ. FT. BUILT-UP AREA + 37 SQ. FT. TERRACE AREA WHICH IS EQUIVALENT TO 56.23 SQ. MTRS. BUILT-UP AREA OR THEREABOUTS.
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1. Inspection Date & Time: 04-FEB-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 11-FEB-2026

KHARGHAR, NAVI MUMBAI

4	MR JEWALE MOHAMMAD RAFIQ AZIZ	Rs. 57,09,751/- As on 31-JAN-2023*	FLAT NO 303, 3rd FLOOR, B WING, DESHMKH BLOSSOM, PLOT NO 55, 59, SECTOR 30, OWE, KHARGHAR, TALUKA PANVEL, DISTRICT RAIGAD – 410210 ADMEASURING 441 SQ. FT. CARPET AREA + 93 SQ. FT. FB + 24 SQ. FT. DB WHICH IS EQUIVALENT TO 51.85 SQ. MTRS. CARPET AREA OR THEREABOUTS.
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1. Inspection Date & Time: 05-FEB-2026 between 11.00 am to 4.00 pm
2. Minimum bid increment amount: Rs. 25,000/-
3. EMD Amount Submission on or before: 11-FEB-2026

* together with further interest, cost and charges as applicable from time to time, up to the date of payment and / or realisation thereof.

The highest bid shall be subject to approval of HDFC Bank Ltd. Authorised officer reserves the right to accept / reject all or any of the offers/bids so received, or cancel the auction/sale without assignment.

DISCLOSURE OF ENCUMBRANCES / CLAIMS

1. MR BAWAL RAJESH KUMAR - SA (D) 829/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI
2. MR BAWAL RAJESH KUMAR - SA (D) 824/2024 - MR BAWAL RAJESH KUMAR vs HDFC BANK LTD, DRT-II. MUMBAI

ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES:**IN PARTLY DISBURSED CASES WHERE THE VENDOR / BUILDER – DEVELOPER CLAIMS TO HAVE RECEIVED PART OF THE SALE**

- 1] In the case of MR BAWAL RAJESH KUMAR mentioned at Sr. No. 1 out of the total sanctioned loan of Rs. 1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,000/- (Rupees Ninety Two Lacs and Seventy Nine Thousand Only).
- 2] In the case of MR BAWAL RAJESH KUMAR mentioned at Sr. No. 2 out of the total sanctioned loan of Rs. 1,00,00,000/- (Rupees One Crore Only), HDFC has disbursed an amount of Rs. 92,79,000/- (Rupees Ninety Two Lacs and Seventy Nine Thousand Only).

A Builder outstanding amount of Rs. 51,66,177/- towards Flat no 1002, of Rs. 56,66,177/- towards Flat no 1102 as of 23-JAN-2025.

And Society outstanding amount of Rs. 1,92,709/- towards Flat no 1002 of Rs. 1,92,709/- towards Flat no 1102 as of 07-FEB-2026.

In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor / Builder, Society prior to submitting the Bid Documents / Tender. The amounts due to Builder, Society shall be cleared by prospective purchaser along with the transfer and other related charges.

Date: 28-JAN-2026
Place: Mumbai

PHYSICAL POSSESSION	Rs. 16,75,000/-	Rs. 1,67,500/-	13-FEB-2026 11.00 am to 11.30 am
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PHYSICAL POSSESSION	Rs. 48,00,000/-	Rs. 4,80,000/-	13-FEB-2026 11.30 am to 12.00 noon
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assigning any reason whatsoever. His/her decision shall be final and binding

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E CONSIDERATION.

2,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

2,79,980/- (Rupees Ninety-Two Lakh Seventy-Nine Thousand Nine Hundred

/ Tender Documents / Offer Documents and an outstanding amount if any,

For HDFC Bank Ltd.

Sd/-
Authorised Officer