

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE

E-Auction 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 ("SARFAESI")
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 ("Bank")** had taken **Physical Possession** 13(2) of the SARFAESI Act 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 the loan. In the event of 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. For more details, please visit the Bank's Web Portal: <https://www.bankeauctions.com>.

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMI

S. No.	Name of the Branch & Account	Name of the Borrower / Mortgagor/ Guarantors	Details of Property
1.	Ratnagiri	1) M/s. V N Pethe Brothers, through its partners (Borrower/Mortgagor), P/544, Chandrababha, Thiba Palace Road, Ratnagiri 415612 2) Mr. Prafulla Prasad Pethe (Guarantor), At:- P/544, Chandrababha, Thiba Palace Road, Ratnagiri 415612 3) Mr. Prasanna Prasad Pethe (Guarantor), At:- P/544, Chandrababha, Thiba Palace Road, Ratnagiri 415612 4) Mrs. Deepa Chandrakumar Pethe (Guarantor), At:- S-9, Balasaheb Kher Sankul, Tilak Lane, Ratnagiri 415612 5) Mr. Uday Bhalchandra Pethe (Guarantor), At:- Flat No.4, Lokmanya Apartment, Tilak Lane, Ratnagiri 415612	Property No.1-- All that piece and parcel of commercial shop having area about 46.46 SQM i.e. 500 Sq.Feet and Godown area about 92.93 SQM i.e. 1000 Sq.Feet, Total area 139.39 SQM, i.e.1500 Sq.Feet at Ground floor in the building known as Annapurna Complex which is built up on CTS No. 2558, 2559, 2559/1 to 2559/5, 2560, 2560/1 to 2 Nr. Sawarkar Putala, Gadital, Ratnagiri 415616 which is owned by M/s.VN Pethe Brothers, partnership firm. Property No.2-- All that piece and parcel of commercial shop No 4 having area about 49.07 SQM i.e. 528 Sq. Feet & Varanda area about 3.79 SQM i.e.40.80 Sq.Feet, Total area 52.86 SQM, i.e.568.80 Sq.Feet in the First Floor in the building known as Annapurna Complex which is built up on CTS No. 2558, 2559, 2559/1 to 2559/5, 2560, 2560/1 to 2 Nr. Sawarkar Putala, Gadital, Ratnagiri 415616 which is owned by M/s.VN Pethe Brothers, partnership firm.
2.	Satara	1) Shree Datta Polyfab Private Limited, at:- Gat No.76 B, Karandwadi, Satara. 415001 2) Mr. Baburao Sadashiv Pawar (Guarantor) at:- Nr. Primary School, at Zarewadi, Post. Karandi, Zarewadi, Dist. Satara 3) Mr. Ajit Eknath Pawar (Director/Guarantor), at:- A, Rajeshree Kunj, 14/7, Datar Colony, Bhandup (E) Mumbai 400042 Also at:- A-102, Guruvatika Chs Plot No-D-1, Nr. Prime Mall, Sector-12, Kharghar, Navi Mumbai, Panvel. 410210 4) Mr. Digvijay Sadashiv Sapkal (Director/Guarantor), at:- Chorambe, Post. Marnurdi, Tal. Javali, Dist. Satara 415012 5) Mr. Ganesh Shivaji Salunkhe (Director/Guarantor) at:- Worli Police Camp, Building No.7, Room No.4, Sir Pochkharwala Road, Doordarshan, Worli, Mumbai 400030 6) Mr. Shantanu Ashok Bhosale (Director/Guarantor) at:- 133, Somwar Peth, Etaka Chowk, Satara- 415002 7) Mrs. Yojana Vikas Sabale (Director/Guarantor) at:- S-1, Anandsagar Apartment, 90, Kanga Colony, Sadar bazar Satara 415001 8) Mrs. Nanda Mohan Kiradat (Director/Guarantor) at:- S.No.432, Kirdat Nagar, Daulat Nagar, Karanje Tarf Satara, Dist. Satara 415002	1) Immovable Property:- All that piece and parcel of Industrial NA plot & Industrial shed building built up on Gat No. 76 B, having area about 2000 SQM at Mouje Karandwadi, 415001, Tal. & Dist. Satara which is owned by Shree Datta Polyfab Private Limited. North :- Road & Property of Anand Rao Salunkhe, South:- Property of Mohan Kirdat, East:- Property of Bhiku Medhekar, West:- Road 2) Plant and Machineries:- a) Weaving machines (circular) for (plastic) lono bags (Looms), with accessories - Qty- 19. b) ARM Stitching machines - Qty- 07 c) Bundle packing machine (15 T Bale Press) - Qty- 01 d) GCL auto cutting machine - Qty- 02 e) Air compressor - Qty- 01
3.	The HDFC Bank Ltd at Bund Garden Pune	1. M/s Prograssive Infra Project India Pvt Ltd (Borrower), At:- Sr no-31/1/4, Sai Niketan Apartment, Sanjay Nagar, Fugewadi, Bombay Pune Road Dapodi Pune. 411012 2. Mr. Santosh Sudhakar Mane (Director /Guarantor), Sr No. -16/4449 to 54, NSG Royal One, Flat no 304, B wing, New DP Road, Vishal Nagar, Pimple Nilakh, Pune-411027, Also At-Flat no-5, Sneh Vihar, Sangum Nagar, Nr. National School, Old Sangvi, Pune, Aundh Camp, Maharashtra-411027. 3. Mrs. Ashwinee Santosh Mane (Director/Guarantor), Sr No-16/4449 to 54, NSG Royal One, Flat No 304, B wing, New DP Road, Vishal Nagar, Pimple Nilakh, Pune-411027. 4. Mr. Sudhakar Sukhdev Mane (Guarantor/Mortgagor),	1. All that piece & Parcel of Residential Property Flat No-5 admeasuring builtup area of 717 sqft. (66.63 Sq mtrs)+ Terrace area of 75 Sq Ft. Which is inculsive proportionate area of passage & all RCC work. On Ground Floor, in the building Know as Sneh Vihar, CTS no-3031 Survey no-4/1/65, situated at village Sangvi, Haveli Dist Pune within the jurisdiction of sub registrar, Haveli No 5/17, & within local limit of Pimpri Chinchwad Municipal corporation owned by Santosh Sudhakar Mane & Sudhakar Sukhdao Mane. 2. All that piece & Parcel of Residential Property Flat No-301, 3rd floor, admeasuring carpet area of 30.75 Sqmtrs adjacent enclosed balcony area about 7.43 for exclusive use of said apartments, & adjacent terrace area about 3.61 sqmtrs for exclusive use of said apts. in the building known as Sai Nilanjan co-op, HSG Society, bearing survey No -9, plot no-18, CTS-147, 148, 149, 150 & 151, Dist. Pune, within local limit of Pimpri Chinchwad municipal corporation, within the jurisdiction of Sub registrar Haveli, Pune owned by Ratana Sudhakar Mane & Santosh Sudhakar Mane.

E-AUCTION SALE NOTICE

ABLE PROPERTIES

"SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 ("Rules").
 session of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec
 ization of Bank's dues plus further contractual interest as detailed hereunder and whereas consequent upon
 id property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through

/EMD/ETC

Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
Rs. 4,80,86,019.45 Dated 20/01/2023	20/12/2025 11.00 a.m. to 2.00 p.m.	Rs. 3,25,00,000/ Rs. 32,50,000/- Rs. 5,00,000/- Rs. 82,00,000/- Rs. 8,20,000/- Rs. 2,00,000/-	30/12/2025 10.00 am 30/12/2025 11.00 am	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310
Rs. 90,70,126/- Dated 10/03/2023	19/12/2025 11.00 am to 2.00 pm	Rs.2,05,00,000 Rs. 20,50,000/- Rs.5,00,000/- Rs.37,00,000/- Rs. 3,70,000/- Rs.1,00,000/-	30/12/2025 12.00 am	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310
Rs. 2,89,80,866.15/- Dated 10/08/2023	18/12/2025	Rs. 48,00,000/- Rs. 4,80,000/- Rs. 1,00,000/- Rs.55,00,000/- Rs. 5,50,000/- Rs. 1,00,000/- Rs. 90,00,000/- Rs. 9,00,000/- Rs. 1,00,000	30/12/2025 12.00 am	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310

		4. M/s. Sudhakar Sukhdev Manekar (Guarantor/Mortgagor), Sr no-16/4449 to 54, NSG Royal One, Flat no 304, B wing, New DP Road, Vishal Nagar, Pimple Nilakh, Pune-411027. 5. Mrs. Ratna Sudhakar Mane (Guarantor), At Sr no-16/4449 to 54, NSG Royal One, Flat no 304, B wing, New DP Road, Vishal Nagar, Pimple Nilakh, Pune-411027	3 All that piece & parcel of Residential property no B-304, Wing "B" 3rd floor, admeasuring carpet area 616.15 sqft Salable area 831.80 Sqft. on Third Floor, + attached terrace admeasuring area of 8.175 sqmtrs.+ lower level car parking Space admeasuring area of 10.00 sqmtrs, in the building known as NSG Royal One Co-Op-Hsg Society, situated at survey no 16/44, 16/49, 16/50, 16/51, 16/53, 16/54 & 17/2/1 situated at village Pimple Nilakh, Taluka Haveli, within the local limit of Municipal Corporation of the Pimpri Chinchwad & within the jurisdiction of sub- registrar in Haveli owned by Santosh Sudhakar Mane.
4.	The HDFC Bank Ltd at Bund Garden Pune	1. M/s. Sandhya Auto Product (Proprietorship firm/ Borrower) Prop. Mr Jayanthi Anbazhagan (Borrower), At:- Shop No 2, Zodiac Apartment , 630 Nana peth Chacha Halwal Lane Opp Mutton Market Pune-411002. 2. Mr. Jayanthi Anbazhagan (Guarantor/ Mortgagor), At:- Shop No 2, Zodiac Apartment, 630 Nana peth Chacha Halwal Lane Opp Mutton Market Pune-411002 3. Mr. Anbazhagan Pillai (Guarantor), Shop No 2, Zodiac Apartment , 630 Nana peth Chacha Halwal Lane Opp Mutton Market Pune-411002	Shop No. 2 A admeasuring 192.5 Sq. ft.. mezzanine floor in the building known as Zodiac Apartment, situated at 630, Nana Peth Pune 411002, Pune City, District Pune registration Sub District Pune.
5.	The HDFC Bank Ltd at Bund Garden Pune	1. M/s Liftech System (Borrower) At:- Shop No-2, Wing B, Alok nagari, Nr Pawale Chowk, Kasaba Peth, Pune-411011, 2. Mr. Vijay Kumar Maruti Patil (Proprietor/Guarantor/Mortgagor) R/At Flat No-1105, 11th floor, A wing, Engracia Apts, S.No- 24, Plot No-2 Pimple Gurav 411058. 3. Mrs. Ujjawala Vijay Kumar Patil (Mortgagor/Guarantor) Flat No-1105, 11th floor, A wing, Engracia Apts, S.No- 24, Plot No-2 Pimple Gurav 411058.	1. All that piece & Parcel of Commercial Property/Shop no 2, on Ground Floor, admeasuring area of 19.97 Sqmtrs in the building known as Alok Nagari Apts, Condominium Dist. Pune nr, Pawale Chowk , Kasaba Peth. 2. All that piece & Parcel of Residential House no-348, at ground floor, admeasuring carpet area about 348 Sqft & First Floors, are admeasuring area about 395 sqft. Total admeasuring area about 743 Sqft (72.48 Sqmtr) Constructed on landing bearing city survey No-2477, survey no -78/1/5, Situated village Ganesh Nagar New Sangavi, Taluka-Haveli, District- Pune, Tal- Haveli , within the jurisdiction of Pimpri Chinchwad Municipal Council, standing in the name of Mr. Vijay Kumar Maruti Patil 3. All that piece & Parcel of Residential Flat no-1105 on the 11th Floor, admeasuring carpet area about 561 Sqft (52.09 Sq mtr) & adjacent terrace area admeasuring about 181 Sq ft.(16.85 Sq mtr) including area of balcony on "A" wing in the building Known as Engracia, Situated in village Pimple Gurav located at Survey No 24, Tal- Haveli , within the jurisdiction of Pimpri Chinchwad Municipal Council, standing in the name of Mr. Vijay Kumar Maruti Patil & Mrs. Ujjawla Vijay Kumar Patil
6.	The HDFC Bank Ltd at Bund Garden Pune	1. M/s Ajinkya Agency, (Borrower) Sect No-16, Bldg No-13/4, Priyadarshini, Hsg Soc. Mahatma Fulenagar, Chinchwad Pune Nagar, Pune, 411019. 2. Mr. Sudhir Sampat Kanse. Saikunj Society, Sec-20, Scheme No 3/A/5, Flat-007, Krushna Nagar, Chinchwad Pune-411019	All the Piece & Parcel of Building no A-5, Scheme No-3, Flat no-7, in Sai Kunj Co-Op Hsg, Society, Chikhali, Chikhali Peth No-20, Nr Krishna Nagar, Pune 411002, Admeasuring area 518 Sq ft, Chikhali, Dist Pune within the jurisdiction Pimpri Chinchwad Municipal Council. Owned By Mr. Sudhir Sampat Kanse
7.	The HDFC Bank Ltd at Bund Garden Pune	1. Mr. Kiran Sampat Kanse, Saikunj society, Sec-20, Scheme No 3/A/5, Flat-007, Krushna Nagar, Chinchwad Pune-411019. 2. M/s Namu Enterprises, B,116, Parmar Trade Center, Sadhu Vaswani Chowk, Pune-411001, 3. Mr. Abhijit Ashok Munnot, Flat No- 1104, E wing, Shantingar Society, Shatrunjay Mandir Road, Block Sector, Kondhwa Pune-411048 4. Mrs. Sheha Prakash Katariya, 725/20, Shivaji Nagar, Solapur Barshi M.H. -413401	Office No 801, 8th Floor, Suyog Fusion Apartment, Plot No 197, Village Ghorpadi, Sangamwadi, Pune 410001.

Terms and conditions:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"

2. **Priority shall be given to bidders who submits bids for both immovable property and plant & machineries with respect to Borrower M/s. Shree Datta Polyfab Private Limited & Both imm its discretion.**

3. 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 payable EITHER through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO Transitory account, Name of the Beneficiary: **HDFC BANK LTD.,** IFSC Code : HD

4. To the best of knowledge and information of the Authorized Officer, there is no encumbrance over the properties. The Bank shall not be responsible for any present /past /future outstanding mentioned detailed terms and conditions. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves

5. **Property can be inspected strictly on the above-mentioned date and time with prior intimation/appointment to the Authorized officer of Bank.**

6. 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 **122003. Helpline Nos: 7291981124/1125/1126 Mr. Bhavik R Pandya Mobile: 8866682937** Help Line e-mail ID: maharashtra@ctindia.com & support@bankeauctions.com and for any the working days. (10:00 AM to 5:00 PM).

7. 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 with

8. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 & 9 (1) OF THE SARFAESI ACT, 20

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 at

Date : 21/11/2025

Place : Ratnagiri /Satara /Pune

Rs. 20,83,858.56/- Dated 30/04/2022	03/12/2025	Rs. 40,00,000/- Rs. 4,00,000/- Rs. 1,00,000/-	30/12/2025 1.00 PM	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310
Rs. 1,81,26,955.62/- Dated 10/10/2023	03/12/2025	Rs. 40,00,000/- Rs. 4,00,000/- Rs. 1,00,000/- Rs. 45,00,000/- Rs. 4,50,000/- Rs. 1,00,000/- Rs. 80,00,000/- Rs. 8,00,000/- Rs. 1,00,000	30/12/2025 2.00 PM 30/12/2025 3.00 PM	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310
Rs. 29,62,915.66/- 19/06/2023	05/12/2025	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 1,00,000/-	30/12/2025 3.00 PM	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310
Rs. 8,90,23,443/- 10/05/2022	05/12/2025	Rs. 3,10,00,000/- Rs. 31,00,000/- Rs. 1,00,000/-	30/12/2025 11.Am	29/12/2025 Before 4.00 PM	Niraj Tiwari niraj.tiwari1@ hdfc.bank.in Cell:- 9923134310

movable properties of M/s. V N Pethe Brothers & thereafter Bank AO may consider other bidders on

entering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be FC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.

including non-statutory dues /statutory dues/encumbrances/tax arrears/litigations, if any except the ones mentioned above.

For our service provider M/s. C1 India Pvt. Ltd., 3rd Floor, Plot No.68, Sector -44, Gurgaon, Haryana-122002, any property related query may contact the Authorized officer as mentioned above in office hours during

without assigning any reasons whatsoever. His decision shall be final & binding.

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above-mentioned date.

Sd/-
Authorised Officer
For HDFC BANK LIMITED