

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to HDFC Bank Limited ("Bank") under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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 behalf of the Bank had taken possession of the following Secured Assets as per astrix remarks mentioned in table below, pursuant to demand raised vide notice(s) dated 30.09.2021 issued under Section 13(2) of 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 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 SARFAESI 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 Secured Assets shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE Secured Assets/ DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Branch & Account	Name of the Mortgagor/ Guarantor of the property	Details of mortgaged properties	Amount as per Demand Notice & Date	Inspection Date & Time	Reserve Price	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
					(EMD) Bid Increase Amount			
HDFC Bank Ltd Karanja (Maharashtra) & M/s. Mayur Agencies	1. M/s. Mayur Agencies 2. Mr. Sandeep Devchand Bannore 3. Mr. Mayur Sandeep Bannore	1. All that part and parcel of Commercial Property Shop No. 2 Upper Ground Floor, "Sai Sankul" Plot No. 9,10,17 and 18, Field survey No. 193/1, Mouze-Kali, Near Krushi Bazaar Samiti, Kirti Nagar, Mangrulpeer Road, Karanja Lad, Tehsil-Karanja Lad, Dist. Akola, Owned by Mr. Sandeep Devchand Bannore, Boundaries as per sale deed-East: Shop No. UG-3, West: Shop No. UG-1, North: Passage then Service Road, South: Shop No. UG-8	Rs. 85,25,712.16/- Notice Date- 30.09.2021	18-07-2026 1:00 PM to 3:00 PM	Property 1. Reserve Price Rs. 36,00,000/- (Rs. Thirty Six Lakhs Only) EMD- 3,60,000/- BID Increase Amount- 50,000/-	22-07-2026 1:00 PM to 3:00 PM	21-07-2026 Up to 3:00 PM	Amit Ranjan Singh Sengar 9518344952 Amit.Sengar@hdfc.bank.in
		2. All that part and parcel of Commercial Property-Shop No. 13 of Ground Floor, of Silver Tower, Plot No. 35/1 of Sheet No. 18-B & Plot No. 3/2, 4/1 & 7/1 of Sheet No. 19A, Mouza Karanja lad, Main Road, Taluka Karanja Lad Owned by Mr. Mayur Sandip Bannore, Boundaries as per sale deed East Internal Road of Complex, West Shop No. 29, North Shop No. 12, South Shop No. 14			Property 2. Reserve Price Rs. 18,00,000/- (Rs. Eighteen Lakhs Only) EMD- 1,80,000/- BID Increase Amount- 50,000/-			
		3. All that part and parcel of Commercial Property- Shop No.07, Ground Floor, Plot No. 186, Nazul Sheef No. 26 A, Gulhane Complex, Sarafa Line, Taluka Karanja Lad Owned by Mr. Sandip Devchand Bannore Boundaries as per sale deed East Internal Road of Complex, West: Government Road, North: Staircase of Complex, South: Land of Mrs. Sushma Gulhane			Property 3. Reserve Price Rs. 8,00,000/- (Rs. Eight Lakhs Only) EMD- 80,000/- BID Increase Amount- 50,000/-			

* Secured Asset No.1 & 3 are in bank's physical possession. However, property no. 2 is under symbolic possession under S.13(4) of SARFAESI Act.

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, Name of the Account : DFSS Transitory account , Bank Account No.: 57500000904261, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- The particulars in respect of the Secured Assets specified in present public notice have been stated to the best of the information and knowledge of the Authorised Officer /Bank. However, the Authorised Officer / Bank shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the said Secured Asset, the area measurements and title thereof, before submitting the bids.
- 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 except one mentioned in detailed Terms and conditions as per Bank's record on the properties except the 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. The secured Assets 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, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302020/21/22/23/24, Mr. Mithalesh Kumar on Mobile- 7080804466. Help Line e-mail ID: support@bankeauctions.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.
- Any extension in timelines/ modification in the content of this notice will not necessarily be carried out through another public notice but may be notified on the website of the Bank or any other mode at the discretion of the Bank.
- (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. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before 15 days of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost

Date: 05.07.2026

Place: Karanja

Authorised Officer
HDFC BANK LIMITED