HDFC BANK
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HDFC Bank Limited

Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1,9,9A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS".

Sr. No.	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price (Rs.) / Earnest Money Deposit (Rs.)	Date Of Inspection	Date of E-Auction and time
1.	M/S. HARSHA DUPATTAS, THROUGH ITS PROPRIETOR SHRI DILIP VIRUMAL SAHAJRAMANI,SHOP ADDRESS:DEVDHAR MOHALLA,BAJIRAOGALLI, NEAR NISHA SAREE SHOP, WARD NO. 64, NAGPUR – 440002. (BORROWER) 2. MR. DILIP VIRUMAL SAHAJRAMANI,R/O. PLOT NO. 45, C/O. ANIL SEWLALI, GANJAKHET, BAJIRAO GALLI, GANDHIBAGH, BAGADGANJ, NAGPUR, MAHARASHTRA – 440008.	Rs. 10034941.84/- as on 28 – October – 2022.	Property – All the Piece & Parcel of Corporation House no.51& 51A, City Servey No. 491, Sheet no.140, C. S. No. 491, Circal no. 14/20, devision no. 4, Ward no. 45, Jaganath Budhwari, Bajirao Galli, Nagpur.	Rs. 67,40,485/- / Rs. 6,74,048/-	06-11-2026 BETWEEN 11.00 AM to 2.00 PM	09-11-2026 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
2.	1.CHOUKSE BHANGAR C/O NEAR HP PETROL PUMP AJNI RADKE KAMPTEE, NAGPUR-441002 2. NARESH C CHAUKSE 3. SAROJ CHOUKASE 2 And 3 At: NEAR PRADHNAPITH SCHOOL J P NAGAR, KAMPTEE, NAGPUR-441002, MAHARASHTRA. 4.NIKHIL N CHOUKSEY (Proprietor) OPPOSITE PRAGYAPITH SCHOOL, MODI PADAV KA, J P NAGAR,KAMPTEE, NAGPUR-441002, MAHARASHTRA. 5. NIKHIL N CHOUKSEY (Proprietor) NEAR HP PETROR PUMP,AJNI RADKE, KAMPTEE, NAGPUR-441002,MAHARASHTRA.	Rs. 38,37,522.73/- As on 14-Oct-2024	All that piece and parcel of Undivided 10.09 % share and interest in All that piece and parcel of land bearing Plot no. 48 admeasuring (20.88 + 12.192)/2 Mtrs. 27.56 Equal to 455.70 Sq. Mtrs. (4905 Sq. Mtrs.) being a portion of the land bearing khasra No. 179/2 Mouza Zingabai Takli P.S.K 11, Together with the entire R.C.C. superstructure comprising an Apartment No. 102, covering a super build up area of about 90.579 sq. ft. Mtrs, 975 sq. ft. on the First Floor of a building constructed thereon and known and styled as " Smita Enclave " bearing Nagpur Muncipal corporation House no. 605/A/48, City Survey No. 300 and sheet No. 959/62 of Mouza Zingabai Takli Nagpur situated at Chhindwada Road, Zingabai Takli Nagpur, within the limits of Nagpur Muncipal Corporation Ward no. 61, Tahsil and Dist. Nagpur and bounded as under; East :- Chhindwada Road, West :- Plot No. 6 and 7, North :- Plot no. 47, South : - 30 ft. wide road.	Rs. 31,66,504/- / Rs. 3,16,650/-	06-11-2026 BETWEEN 11.00 AM to 2.00 PM	09-11-2026 At 11 AM to 12 NOON with unlimited extension of 5 Mins.

***With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation.**

NB : to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd., there are no encumbrances.

The particulars in respect of the secured assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders.

Terms & conditions of Sale :-

Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd at Retail PortFolio Management., **HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1,9,9A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025** on any working day or can be downloaded from **https://hdfcbank.auctiontiger.net.** Properties are available for inspection on the date(s) and time mentioned above in column.

Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd at Retail PortFolio Management., **HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1,9,9A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025 on or before 06.11.2026 till 5 PM.** Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD" **payable at par at Nagpur.** Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned herein above in column 2 (1) The bid incremental values for said property will be Rs. 50,000/-.

Documents : along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offerer herself/himself also needs to be provided.

1. The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.

2. The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are : (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc, Can Be Downloaded From Website https://hdfcbank.auctiontiger.net. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at https://hdfcbank.auctiontiger.net. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

3. Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

4. The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for queries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Rupesh Mungule on 8408010697 & Mr. Sunil Kumthekar on 9371619596 or Email: sunil.kumthekar@hdfcbank.com and Officials of e-Procurement Technologies Limited (Auction Tiger) , Ahmedabad. Bidder Support Numbers: 09265562818/9265562821/9265562819, 079-68136880/ 881/ 837/ 842, Email : support@auctiontiger.net, Ram prasad & Rikin (NPA e Auction) Mobile : 9978591888 & 6351896833 Email : ramprasad@auctiontiger.net & rik in@auctiontiger.net

HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons.

Date : 22/10/2026,
Place : Nagpur

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

Authorized Officer,
HDFC Bank Ltd.