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HDFC Bank Limited

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: Sethi Heights, Opposite Collector Office, Akola. 444 001 Maharashtra

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 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 HDFC BANK LTD. had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) 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 RE COURSE 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. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

S. No.	Name of the Branch & Account	Name of the Mortgagor & Owner of the property	Details of property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price	Date/ Time of e-Auction	Last Date for Receipt of Bids
						(EMD)		
1	HDFC Bank Ltd, Khamgoan -A/c- M/s Jai Shree Balaji Spinning Mills Pvt. Ltd (Borrower)	(1) Mr. Omprakash Ramnivas Gadodiya (Guarantor & Mortgagor)	1) Residential Property Plot. No. 2 Nazul Sheet, No. 34 C, layout plot no. 2 Hans Cotton Compound, Mz- Khamgoan, Taluka Khamgoan District Buldana, Maharashtra admeasuring 6157.40 Sqft owned by Shri Rajendra Jugalkishore Gadodiya	Rs. 10,36,26,203.96 Dues as on 14.01.2020	07/01/2026 at 11:00 am to 4:00 pm	Rs.4,00,00,000/- Rs.40,00,000/- Rs.1,00,000/-	13/01/2026 at 12:00 pm to 1:00 pm (with unlimited extension of 5 minutes of each)	12/01/2026 before 4:00pm
		(2) Mrs. Seema Gadodiya wife & Legal heir of deceased Mr. Santoshkumar Kamalkishore Gadodiya (Guarantor & Mortgagor)	2) Commercial Property Nazul Sheet No. 34-C, Plot No. 6, layout plot no. 5, Hans cotton compound, Mz- Khamgoan, District Buldana Pin 444 3030, admeasuring 278.44 Sq mtr. i.e 2996 Sq.ft Owned by Mr. Shri Santosh Kamalkishore Gadodiya	Demand Notice dated 29th January 2020	07/01/2026 at 11:00 am to 4:00 pm	Rs.1,95,00,000/- Rs.19,50,000/- Rs.1,00,000/-	13/01/2026 at 2:00 pm to 3:00 pm (with unlimited extension of 5 minutes of each)	
		(3) Mr. Sarvesh Narayan Gadodiya (Guarantor & Mortgagor)	3) Industrial Property Plot No D-45, admeasuring 7200 & D-46, admeasuring 7200, total area admeasuring 7200 + 7200 = 14400 Sq.mtr. i.e 154944 Sqft situated at Khamgoan Industrial area, within the limits of Sultana (Bk) and outside the limits of Municipal corporation, Khamgoan, Taluka Khamgoan, District Buldhana, Maharashtra. owned by Omprakash Ramnivas Gaodiya.		07/01/2026 at 11:00 am to 4:00 pm	Rs.4,15,00,000/- Rs.41,50,000/- Rs.1,00,000/-	13/01/2026 at 2:00 pm to 3:00 pm (with unlimited extension of 5 minutes of each)	
		(4) Mr. Rajendra Jugalkishore Gadodiya (Guarantor & Mortgagor)	4) Residence Property at survey no. 189/2-3 Plot No. 255, NAP36/Malkapur/34/1982-83 Chalisbigha area Taluka Malkapur, Buldhana Maharashtra admeasuring 5197.94 Sqft. Owned by Mr. Narayan Chaganlal Gadodiya	Demand Notice dated 29th January 2020	06/01/2026 at 11:00 am to 4:00 pm	Rs.1,60,00,000/- Rs.16,00,000/- Rs.1,00,000/-	13/01/2026 at 2:00 pm to 3:00 pm (with unlimited extension of 5 minutes of each)	

Name of Authorised Officer/Phone No./Email Id : Ashwin Indulkar : ashwin.indulkar@hdfcbank.com 9323138716, Sunil Bhanushali - 9323176985,
Rahul Gade - 94218 00308, Deepak Patil - 93730 85901

TERMS & CONDITIONS:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RE COURSE BASIS"
2. 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: 57500000904261, Name of the Account: DFSO Transitory Account: DOC SERV, Name of the Beneficiary: HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
3. 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. 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. **Property can be inspected strictly on the above-mentioned date and time.**
4. 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., 3rd Floor, Plot No. 68, Sector 44 Gurgaon , 4 , Mr. Bhavik Pandya Mobile : 9974887668, and Help Line e-mail ID: support@bankeauctions.com & Gujarat@c1india.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).
5. 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.
6. **(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.

Authorised Officer

For HDFC BANK LIMITED

Ashwin Indulkar, Mob. No. 9323138716

Date: 21/12/2025
Place : Buldhana

NAGPUR