

### E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

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 17th March 2023) (HDFC) issues Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of 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(s)(since deceased), as the case may be, indicated in Column (A) under 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 **HDFC Secured Creditor's website i.e. www.HDFCBANK.Com**

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)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and time
	A	B	C	D	E	F	G
1	<b>MR. SHETH ALAY (Borrower) MRS SHETH PARIL (Co-Borrower)</b>	<b>Rs. 40,37,576/- dues 31-Jul-25*</b>	All that piece and parcel of immovable being Flat/ Unit No. N-803 having carpet area (as per RERA) admeasuring about 97.26 Sq. Mts and having Built-Up admeasuring about areas 109.11 Sq. Mts on 8 <sup>th</sup> Floor in South direction in Tower "N" as per approved plans in the project named as "DOVE DECK" residential scheme which has been organized and constructed on 11033.07 Sq. Mts of land of Plot No. 3 bearing Revenue Survey No. 11/Paiki 2 of village Sayajipura, Taulak and District Vadodara in the Registration District and Sub-District Vadodara in the State of Gujarat, together with common usage right of common areas and common facilities of the Project. The said Flat/ Unit is sold along with proportionate share of 41.91 Sq. Mts , in the common plot, common road and all other common undivided land of the said scheme. The lay-out plan of the said scheme has been approved vide development Permission No. UDA/Plan-2/Parvangi/93/2014 dated- 22.07.2014.	<b>Physical Possession</b>	<b>38,00,000</b>	<b>3,80,000</b>	<b>02<sup>nd</sup> June, 2026  11:00 AM to 12:30 PM</b>
2	<b>MR. SHETH ALAY (Borrower) MRS SHETH PARIL (Co-Borrower)</b>	<b>Rs. 40,53,021/- dues as on 31-Jul-25*</b>	All that piece and parcel of immovable property being Flat/ Unit No. N-804 having carpet area (as per RERA) admeasuring about 97.26 Sq. Mts and having Built-Up admeasuring about area 109.11 Sq. Mts on 8 <sup>th</sup> Floor in South Direction in Tower "N" as per approved plans in the project name as "DOVE DECK" residential scheme which has been organized and constructed on 11033.07 Sq. Mts of land of Plot No. 3 bearing Revenue Survey No.11/ Paiki 2 of village Sayajipura, Taluka and District Vadodara in the Registration District and Sub- District Vadodara in the State of Gujarat, together with common usage right of common areas and common facilities of the Project. The said Flat/ Unit is sold along with proportionate share of 41.91 Sq. Mts, in the common plot, common road and all other common and undivided land of the said scheme. The lay-out plan of the said scheme has been approved vide Development Permission No. UDA/Plan-2/ Parvangi/93/2014 dated 22.07.2014.	<b>Physical Possession</b>	<b>38,00,000</b>	<b>3,80,000</b>	<b>02<sup>nd</sup> June, 2026  11:00 AM to 12:30 PM</b>
3	<b>Wife/Son/Daughter/Husband of Mr./Mrs./Ms. SISODIYA SHURPAL RAJENDRASINH[since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of Mr./Mrs./Ms. SISODIYA SHURPAL RAJENDRASINH [since deceased] (Borrower) MRS SISODIYA PRAFULLABEN (Co-Borrower)</b>	<b>Rs. 30,35,388/- and Rs. 1,68,800/- respectively dues as on 31-MAY-2025*</b>	All that piece and parcel of immovable property being Flat No. D/701 admeasuring Carpet Area of 60.09 Sq. Mts, 2.90 Sq. Mts of Wash Area and 4.20 Sq. Mts of Balcony Area on 7 <sup>th</sup> Floor in Block "D" together with undivided proportionate share in land admeasuring 22.590 Sq. Mts in the scheme know as "SILK VALLEY" situated lying and being developed on Non-Agricultural land which is utilized for residential purpose on Revenue Survey No. 477/B included in TP Scheme No.72 having Final Plot No. 12/2 admeasuring 9531 Sq. Mts paiki Sub-Plot No. (12/2)/1 admeasuring 4279 Sq. Mts on which the aforementioned scheme is developed by "KIRTI INFRA" within the limits of Mouje Village Hathijan Taluka Vatva Registration District Ahmedabad and Sub-Registration District- Ahmedabad-11 (Aslali).	<b>Physical Possession</b>	<b>35,00,000</b>	<b>3,50,000</b>	<b>02<sup>nd</sup> June, 2026  11:00 AM to 12:30 PM</b>

\* together with further interest as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and/or realisation thereof.

The Authorized Officer shall not be responsible for any error, misstatement or omission on 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 facts and information pertaining to the above mentioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/cess and transfer charges, arrears of electricity dues, arrears of water charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the bidder beforehand and the payment of the same be the responsibility of the buyer of Property/Secured Asset. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.

#### Disclosure of Encumbrances

The best of the knowledge and information of the Authorised Officer of HDFC Bank Limited, there are no encumbrances in respect of the above immovable properties/secured assets.

#### Most Important Terms and Conditions

- Minimum bid increment amount is Rs. 15,000/- for serial No.1,2 and 3.
- Secured Asset is available for inspection on, 14<sup>th</sup> May,2026 between 10:00 AM to 5:00 PM.
- E-Auction Bid Document can be obtained on-line from the website <https://BidDeal.in> or can be obtained at 4<sup>th</sup> Floor, C Wing, Sheetal Westpark Imperia, Besides Alpha One Mall, Near Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat- 380052.
- For any assistance related to inspection of the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in touch our Authorized Partner i.e. M/s. ValueTrust Capital Services Private Limited, through its Centralised Help Desk: +91 92666 04643; [Auction.Manager@BidDeal.in](mailto:Auction.Manager@BidDeal.in).
- The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is **01<sup>st</sup> June,2026**.

#### Detailed Terms And Conditions.

For detailed terms and conditions of the sale, please refer to the link provided in **HDFC Bank Limited (HDFC) Secured Creditor's website i.e. www.hdfc.com**

Date : 29.04.2026

Place : Gujarat

For HDFC Bank Ltd.

Sd/-

Authorised Officer,