

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	PARMAR NATUBHAI PARMABHAI (BORROWER)	RS. 14,22,138/- as on 31-JUL-2020)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED Flat-D-101,Floor-1 st ,Anjani Homes Tower D, Jambua Over Bridge, Jambua Vadodara 390014 ADMEASURING SUPER BUILT UP AREA 46.00 SQ MTRS	PHYSICAL	RS. 12,75,000/-	RS. 1,27,500/-	05-MAY-2026 11:00 AM TO 12.30 PM
2	Wife/Son/ Husband/daughter ofMR JETHVANI NARESH L [since deceased] And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of MR JETHVANI NARESH L [since deceased] MRS JETHVANI NIRMALABEN (CO-BORROWER)	RS. 27,91,298/- as on 30-APR-2022	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED FLAT 302, FLOOR 3RD, EARTH ICON II TOWER G ICON ,OPP VENICE VILLA, NEW VIP RD,NR KHODIYAR NAGAR CHAR RASTA, VADODARA:390022 ADMEASURING SUPER BUILT UP AREA 60.00 SQ MTRS.	PHYSICAL	RS. 20,70,000/-	RS. 2,07,000/-	05-MAY-2026 11:00 AM TO 12.30 PM
3	MR PATEL PRABHUDAS DALJIBHAI (BORROWER) MR PATEL PRADIPKUMAR P (CO-BORROWER) MR PATEL RAKESHKUMAR P (CO-BORROWER)	RS.21,62,632/- as on 30-JUN-2023	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED UNIT-29,MARUTI NANDAN SOCIETY,S NO 119/7P,C S 1912 ,NEAR ANIYAD CHOKDI , GODHRA - LUNAVADA ROAD SHEHERA, PANCHMAHAL - 389210 ADMEASURING SUPER BUILT UP AREA 150.00 SQ MTRS.	PHYSICAL	RS. 22,50,000/-	RS. 2,25,000/-	05-MAY-2026 11:00 AM TO 12.30 PM
4	MR MEHTA PRATIK V (BORROWER) MRS NAYAK MANISHA H (CO-BORROWER)	RS.18,69,052/- as on 31-May-25	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED 307,SHREEJI FLATS TOWER A & B,S NO 1562,NR VADSAR BRIDGE BEFORE VADSAR VILLAGE, VADSAR, VADODARA - 390013 ADMEASURING PROPERTY AREA 68.00 SQ MTRS	PHYSICAL	RS. 16,60,000/-	RS. 1,66,000/-	05-MAY-2026 11:00 AM TO 12.30 PM
5	MR VANZARA DHARMESH HOMESING (BORROWER) MR VANJARA HOMSING (CO-BORROWER) MRS VANZARA NILAMBEN DHARMESHBHAI (CO-BORROWER)	RS.15,39,264/- as on 28-Feb-25	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED FLAT-503, FLOOR-5 SHREE SIDDHESHWAR HOMETOWN TOWER-H S NO 248/1, FP 123,TP 40, NH 8 ROAD TOUCH TOWARDS AHMEDABAD, NEAR DWARKESH HOTEL, KAPURAI CHOWKDI, DABHOI ROAD, VADODARA 390004 ADMEASURING SUPER BUILT UP AREA 107.49 SQ MTRS	PHYSICAL	RS. 15,00,000/-	RS. 1,50,000/-	05-MAY-2026 11:00 AM TO 12.30 PM
6	Mr. MAHADIK ALPESHKUMAR HANUMANTBHAI (BORROWER) Mrs. MAHADIK BHAVNA ALPESHKUMAR (CO-BORROWER)	RS.11,79,165/- as on 31/03/2024	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED SHOP-16, FLOOR-GROUND, AAKRUTI HEIGHTS SHOPS,S NO 702, NR. AKSHAR PUBLICSCHOOL, B/H LEGEND HOTEL TARSALI BYPASS, TARSALI, VADODARA - 390009. ADMEASURING SUPER BUILT UP AREA 23.56 SQ MTRS	PHYSICAL	RS. 25,90,000/-	RS. 2,59,000/-	05-MAY-2026 11:00 AM TO 12.30 PM
7	ARORA GURDEEPSINH J (BORROWER)	Rs.34,53,914/- as on 30-APR-18	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED FLAT-205 GIRIRAJ AVENUE S NO 252 PAIKE 1, TP 12,FP 10/2,NEXT TO MILATRY BOYS HOSTEL, NR JALJYOT APPT, NEW SAMA ROAD VADODARA ADMEASURING PROPERTY AREA 82.00 SQ MTRS	PHYSICAL	RS. 26,67,000/-	RS. 2,66,700/-	05-MAY-2026 11:00 AM TO 12.30 PM
8	MR PATEL SHAILESH BHAILALBHAI (BORROWER) PATEL NEHA SAILESHBHAI (CO-BORROWER)	RS. 37,18,668/- as on as on 30-APR-2017	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED 407 - 4TH FLOOR,AEON, CS N 91/1 FP NO.194,TPS NO.19 NR.VIJAY CROSS ROAD, NAVRANGPURA, AHMEDABAD ADMEASURING SUPER BUILT UP AREA 99.00 SQ MTRS	PHYSICAL	RS. 84,65,000/-	RS. 8,46,500/-	05-MAY-2026 11:00 AM TO 12.30 PM
9	MR NAYAK VIPULKUMAR KANUBHAI (BORROWER) MRS NAYAK SUNITA VIPULBHAI (CO-BORROWER)	RS. 15,93,506/- as on 31-AUG-2023	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY SITUATED FLAT-T/1, FLOOR-THIRD BHAKTI AVENUE ,S NO 192P,193, OPP PATEL NAGAR KANSUDHI ROAD , JAFRABAD , GODHRA - 389001. ADMEASURING SUPER BUILT UP AREA 71.00 SQ MTRS	PHYSICAL	RS. 8,35,000/-	RS. 83,500/-	05-MAY-2026 11:00 AM TO 12.30 PM

* 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

- BID INCREMENT AMOUNT FOR THE PROPRIETIES/SECURED ASSETS MENTIONED AT SR NO 2,3,6 AND 7 WOULD BE RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) AND FOR SR NO. 8 WOULD BE RS. 1,00,000/- (RUPEES ONE LACS ONLY) FOR OTHERS IT WOULD BE RS. 10,000/- (RUPEES TEN THOUSAND ONLY)
- SECURED ASSETS ARE IS AVAILABLE FOR INSPECTION ON 01-APR-2026 BETWEEN 10:00 AM TO 4:00 PM.
- E-Auction Bid Document can be obtained on-line from the website <https://eauctions.samil.in> or can be obtained at HDFC House, Trident Complex, Race course circle Vadodara -390009
- 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 with our authorized Service Provider M/s. Shree Ram Automall Pvt. Ltd, through its concern person Mr Shishir Zala through their centralized Mobile No. 8238038189 or Mr. Rahul Sadanand Vatturkar, Mob No. 9601795347 or HDFC bank Limited through Hardik Pandya Mobile no. 7228971677
- THE LAST DATE OF SUBMISSION OF BIDS IN PRESCRIBED E-AUCTION BID DOCUMENTS WITH ALL NECESSARY DOCUMENTS AND EMD IN STIPULATED MANNER IS 04-MAY-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 - 30.03.2026

Place - Gujarat

For HDFC Bank Ltd.

Sd/-

Authorised Officer,