

E-Auction on 2nd December 2025 : Industrial Property i.e. Land & building situated at Plot no. 36, Sector no 19-A, at CIDCO, Vashi, Navi Mumbai



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400 013

**E-AUCTION
SALE NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS : AS MENTIONED IN THE TABLE BELOW**

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 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower that the Authorized Officer of **HDFC Bank Ltd.** Had taken physical possession of the following property/ies pursuant to the notice 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 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 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 will be done by the undersigned through e-auction platform provided at the website

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

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of common mortgaged property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Last Date for Receipt of Bids	Date/ Time of E-Auction	Name of Authorised Officer/Phone No./Email Id
1.	HDFC Bank Ltd, Mumbai. A/c- M/s Solapur Zilla Sahakari Dudh Utpadak Va Prakriya Sangh Maryadit	Mortgagor: M/s Solapur Zilla Sahakari Dudh Utpadak Va Prakriya Sangh Maryadit	All that piece and parcel of land bearing Plot no. 36 admeasuring 1016.47 sq mtrs along with construction thereon, plant and machinery and movable property situated therein at sector no 19-A, at CIDCO, Vashi, Navi Mumbai, Maharashtra (Milk Packing Unit) as more particularly set out in Terms and Conditions.	Rs.26,08,71,836.67 (Rupees Twenty-Six Crore Eight Lakh Seventy-One Thousand Eight Hundred Thirty-Six and Paise Sixty-Seven Only) due as on 30st November 2022 along with further interest & penal interest thereon from 1st December 2022 along with the costs and expenses till the date of full and final payment under the facilities.* 15th December 2022	21st November 2025 from 12.30 PM to 1.30 PM	Rs.18,20,00,000/- Rs 1,82,00,000/- Rs.1,00,000/-	1st December 2025 by 4:00 PM	2nd December 2025 from 10.30 AM to 11.30 AM (with unlimited extension of 5 minutes each)	Priyanka Kapadia Mob: 9820530390 priyanka.kapadia@hdfcbank.com

* Bank has received an amount of **Rs. 16,61,00,000.00 (Less 1% TDS)** by sale of another mortgaged property through public auction

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 or Demand Draft to the following Account: **57500000904261**, Name of the Beneficiary: **HDFC Bank Ltd.**, Name of the Account: **DFSO TRANSITORY ACCOUNT**, IFSC Code: **HDFC0000240**. Please note that Cheques shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property except mentioned in terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. **Properties can be inspected strictly on the above-mentioned dates 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 **M/s. C1 India Pvt. Ltd. Plot No.68, 3rd Floor, Sector-44 Gurgaon, Haryana Pin: 122003 Helpline Nos : 0124-4302020/21/22/23/24, Bhavik R. Pandya - Mobile : 8866682937, E-mail ID: maharashtra@c1india.com, Help Line e-mail ID: support@bankeauctions.com**, and for any property related query may contact the **Authorised Officer - Priyanka Kapadia (Mobile-9820530390), E-Mail- priyanka.kapadia@hdfcbank.com** at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
- The highest bid shall be subject to approval of HDFC Bank Limited, Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 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, Mortgagors 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 upto date 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 : 12.11.2025
Place : Mumbai

For HDFC BANK LIMITED
Priyanka Kapadia
Authorised Officer



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400 013

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Date : 12.11.2025
Place : Mumbai

For **HDFC BANK LIMITED**
Priyanka Kapadia
Authorised Officer



HDFC BANK

मुख्य कार्यालय : एचडीएफसी बँक हाऊस, सेनापती बापट मार्ग, लोअर परेल (पश्चिम), मुंबई - ४०० ०१३.
क्षेत्रीय कार्यालय : एचडीएफसी बँक लि. डेव्ट फोर स्पेशल ऑपरेशन्स, पेनिन्सुला बिझनेस पार्क, बी विंग, ४ था मजला,
डॉन मिल्स कंपाऊंड, गणपतराव कदम मार्ग, लोअर परेल, मुंबई-४०० ०१३.

ई-लिलाव
विक्री सूचना

स्थावर मिळकतीच्या विक्रीसाठी ई-लिलावाकरिता जाहीर सूचना इअर आणि दस्तावेज सादर करण्याची अंतिम तारीख: खालील तक्त्यामध्ये नमूद केल्याप्रमाणे

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटेस्ट ॲक्ट, २००२ सहवाचता सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८(६) साठी परंतुकांनवये स्थावर मिळकतीच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषतः कर्जदार/गहाणवटदार/हमीदार यांना सूचना याद्वारे देण्यात येते की, एचडीएफसी बँक लि. च्या प्राधिकृत अधिकार्यांनी येथे खाली दिलेल्या तपशिलाप्रमाणे बँकेची थकबाकी अधिक व्याजाची रोकड करण्याकरिता "जसे आहे जेथे आहे तत्त्वाने, जसे आहे जे आहे, जे काही आहे तेथे आहे आणि विना अवलंब तत्त्वाने" ती विकण्याच्या अधिकारासहित खालील कर्ज खात्यांमध्ये सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटेस्ट ॲक्ट, २००२ च्या कलम १३(२) अन्वये जारी केलेल्या सूचनेच्या अनुषंगाने खालील मिळकती/तींचा प्रत्यक्ष कब्जा घेतला आणि ज्याअर्थी थकबाकी परतफेड करण्यात कसूर झाल्याच्या परिणामी निम्नस्वाक्षरीकारांनी सदर ॲक्टच्या कलम १३(४) सहवाचता सदर रुल्सच्या नियम ८ अन्वये प्राप्त अधिकारांचा वापर करून सदर मिळकती/तींच्या विक्रीमधून बँकेची थकबाकी वसूल करण्याचा प्रस्ताव ठेवला आहे. वेबसाईटवर पुरविण्यात आलेल्या ई-लिलाव प्लॅटफॉर्मवरून निम्नस्वाक्षरीकारांकडून विक्री करण्यात येईल.

अचल मालमत्तेचे वर्णन / खात्याचा तपशील / रक्कम / ईएमडी / इत्यादी

अनु. क्र.	शाखा आणि खात्याचे नाव	मिळकतीच्या गहाणदार आणि हमीदारांचे नाव	गहाण मिळकतीचे तपशील	मागणी सूचनेप्रमाणे रक्कम मागणी सूचनेची तारीख	निरिक्षणाची तारीख आणि वेळ	राखीव किंमत	बोलीच्या प्रामीकरिता अंतिम तारीख	ई-लिलावाची तारीख/वेळ	प्राधिकृत अधिकार्याचे नाव/फोन क्र. / ईमेल आयडी
						इअर बोली वाढविण्याची रक्कम			
१.	एचडीएफसी बँक लि., मुंबई. खाते मे. सोलापूर जिल्हा सहाकारी दूध उत्पदक व्हीए प्रक्रीया संघ मर्यादित	गहाणदार: मे. सोलापूर जिल्हा सहाकारी दूध उत्पदक व्हीए प्रक्रीया संघ मर्यादित	जमिन धारक प्लॉट क्र.३६ मोजमापित १०१६.४७ चौ.मीटर्स सह बांधकामित त्यावरील प्लॉट अँड मशिनरी आणि स्थावर मिळकत येथे स्थित सेक्टर क्र. १९-ए येथे सिडको, वाशी, नवी मुंबई, महाराष्ट्र (मिल्क पार्किंग युनिट) अटी आणि शर्तीमध्ये अधिक स्पष्टपणे नमूद केल्याप्रमाणे	रु. २६,०८,७१,८३६.६७ (रुपये सव्वीस कोटी आठ लाख एकाहत्तर हजार आठशे छत्तीस रुपये आणि सत्तेसष्ट पैसे फक्त) इतकी थकबाकी रक्कम दिनांक ३० नोव्हेंबर २०२२ रोजीपर्यंत बाकी आहे. दिनांक ०१ डिसेंबर २०२२ पासून पुढील व्याज आणि दंडात्मक व्याज तसेच संपूर्ण आणि अंतिम भरणा होईपर्यंत येणारे सर्व खर्च व खर्चे यांसह ही रक्कम देय आहे.	२१ नोव्हेंबर २०२५ दु. १२.३० ते दु. १.३०	रु. १८,२०,००,०००/- रु. १,८२,००,०००/- रु. १,००,०००/-	१ डिसेंबर २०२५ दु. ४.०० पर्यंत	२ डिसेंबर २०२५ दु. ४.०० पर्यंत स. १०.३० ते स. ११.३० प्रत्येकी १० मिनिटांच्या अमर्याद विस्तारासह	प्रियांका कपाडिया मोबाईल: ९८२०५३०३९० priyanka.kapadia@hdfcbank.com
				१५ डिसेंबर २०२५					

अटी आणि शर्ती :

- ई-लिलाव 'जसे आहे जेथे आहे', 'जसे आहे जे आहे', जे काही आहे तेथे आहे आणि विना अवलंब तत्त्वाने घेण्यात येईल.
- इच्छुक बोलीदारांनी लॉगइन आयडी आणि पासवर्डमार्फत वेबपोर्टल : <https://www.bankeauctions.com> वरून त्यांचे इ.अ.र.चे तपशील आणि दस्तावेज (<https://www.bankeauctions.com> वर नाव नोंदवून विनामूल्य युजर आयडी आणि पासवर्ड मिळेल) लॉगिन आणि व पासवर्डमार्फत सादर करावेत. इ.अ.र.चे प्रदान एक्टर एनईएफटी/आरटीजीएसमार्फत खाते : ५७५०००००९०४२६१, खात्याचे नाव : डीएफएसओ ट्रान्सिटी खाते: डीओसी सर्व्ह, लाभार्थीचे नाव : एचडीएफसी बँक लि., आरएफएससी कोड : HDFC0000240 मध्ये जमा करावी. कृपया लक्षात ठेवावे की, इ.अ.र. रक्कम म्हणून चेक्स/डिमांड ड्राफ्ट्स स्वीकारले जाणार नाहीत.
- प्राधिकृत अधिकारी यांचे उच्चतम ज्ञान आणि माहिती नुसार, तपशीलवार अटी आणि शर्तीमध्ये नमूद केल्यानुसार एक वगळता मिळकतीवर बँकेच्या नोंदीनुसार मालमत्ता कर, सोसायटी देय, इ. सारख्या वैधानिक देय म्हणजेच मिळकतीवर कोणताही बोजा नाही. तथापि, इच्छुक बोलीदारांनी त्यांच्या बोली सादर करण्यापूर्वी लिलावर ठेवलेल्या मिळकतीचा नामाधिकार, बोजा आणि मिळकतीला बाधित दावे/हक्क/देय च्या संदर्भात त्यांनी स्वतंत्र चौकशी करावे. ई-लिलाव जाहिरात बँकेकडून कोणताही दायित्व किंवा कोणताही अभिवेदन समाविष्टित नाही आणि मानण्यात येणार नाही. मिळकत बँकेला ज्ञात किंवा अज्ञात वर्तमान आणि भविष्यातील सर्व बोजासह विक्री करण्यात येतील. प्राधिकृत अधिकारी/तारण धनको कोणतेही प्रकारे कोणत्याही त्रयस्थ पक्षकार दावे/हक्क/देय/वादांसाठी जबाबदार नसेल. बँक काही असल्यास कोणतेही धकित सांविधिक देय/बोजा/धकित कर/वादांसाठी जबाबदार नसेल. मिळकतीचा तपासणी काटेकोरपणे घरील नमूद तारीख आणि वेळेवर होईल.
- ज्या इच्छुक बोलीदारांनी इ.अ.र. जमा केली असेल व त्यांना लॉगिन आयडी व पासवर्ड बनवण्यात, डेटा अपलोडिंग, बोली सादरीकरण करण्यात, ई-बोली प्रक्रियेवरील प्रशिक्षणासाठी सहाय्य हवे असेल त्यांनी मे. सी१ इंडिया प्रा. लि., प्लॉट क्र. ३०१, गल्फ पेट्रो केम विल्डिंग, उद्योग विहार, फेज-२, गुरगाव, हेल्लपलाईन क्र. : ०१२४-४३०२०००/२१/२२/२३/२४, श्री. भाविक आर. पंड्या मोबाईल: ०८८६६८२९३७, हेल्ल लाईन ई-मेल आयडी : support@bankeauctions.com आणि मिळकतीच्या कोणत्याही संबंधित प्रधिकृत अधिकार्याशी संपर्क साधू शकतो येथे संपर्क साधावा आणि कोणत्याही मिळकतीशी संबंधित चौकशीसाठी उपरोल्लेखित पत्त्यावर संबंधित प्राधिकृत अधिकारी प्रियांका कपाडिया (मोबाईल: ९८२०५३०३९०) ईमेल - priyanka.kapadia@hdfcbank.com आणि श्री. सुनील भानुशाली (मोबाईल ९३२३१७६९८५) आणि ईमेल आयडी sunil.bhanushali@hdfcbank.com यांना दिवशी कार्यालयीन वेळेत (स. १० ते सायं. ५) संपर्क साधावा.
- सर्वोच्च बोली एचडीएफसी बँक लिमिटेडच्या मंजूरी अधीन राहील. कोणतेही कारण न देता प्राप्त झालेले कोणतेही किंवा सर्व प्रस्ताव/बोली स्वीकारणे/फेटाळण्याचे अधिकार प्राधिकृत अधिकारी राखून ठेवत आहेत. त्यांचा निर्णय अंतिम आणि बंधनकारक असेल.

विक्रीच्या सविस्तर अटी आणि शर्तीसाठी कृपया www.hdfcbank.com आणि www.bankeauctions.com वर दिलेल्या लिंकच्या संदर्भ घ्यावा.

सरफेसी ॲक्ट, २००२ च्या कलम ९(१) अन्वये १५ दिवसांची वैधानिक विक्री सूचना

सदर सूचनाही वरील नमूद तारखेस ई लिलाव विक्रीच्या आयोजनाबद्दल वरील सदर कर्जाचे कर्जदार, गहाणदार आणि हमीदार यांना सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ९(१) सहवाचता कलम ८(६) अंतर्गत सूचना समजण्यात यावी. कर्जदार/हमीदार/गहाणवटदार यांना याद्वारे सूचित करण्यात येते की, ही सूचना/लिलावाच्या तारखेच्या १५ दिवस अगोदर तारखेरोजीस व्याज आणि अनुषंगिक खर्चासह वरील नमूद रक्कम प्रदान करण्यात यावी, कसूर केल्यास, मिळकतीचा लिलाव/विक्री करण्यात येईल आणि शिल्लक देय काही असल्यास व्याज आणि खर्चासह वसुली करण्यात येईल.

एचडीएफसी बँक लिमिटेड करिता
रुपेश वाघे,
प्राधिकृत अधिकारी

दिनांक : १२.११.२०२५

ठिकाण : मुंबई



मुख्य कार्यालय : एचडीएफसी बँक हाऊस, सेनापती बापट मार्ग, लोअर परेल (पश्चिम), मुंबई - 400 013.
प्रादेशिक कार्यालय : विशेष ऑपरेशन्स विभाग, पेनिन्सुला बिझनेस पार्क, बी-विंग, चौथा मजला, डॉन मिल्स कंपाऊंड,
गणपत राव कदम मार्ग, लोअर परळ, मुंबई : 400 013.

**ई-लिलाव
विक्री सूचना**

स्थावर मालमत्तांच्या विक्रीसाठीच्या ई-लिलावासाठी जाहीर सूचना.

बयाणा रकम आणि कागदपत्रे सादर करण्याची शेवटची तारीख : खालील तक्त्यामध्ये नमूद केल्याप्रमाणे

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 9(1) सह वाचलेल्या नियम 8 (6) च्या तरतुदीसह वाचण्यात येणारया सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल असेट्स अँड एनफोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 अंतर्गत स्थावर मालमत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

याद्वारे सर्वसाधारणपणे जनतेला आणि विशेषतः कर्जदार यांना सूचना देण्यात येत आहे कि, एचडीएफसी बँक लिमिटेड चे प्राधिकृत अधिकारी यांनी आर्थिक मालमत्तेचे सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन अँड एनफोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अॅक्ट, 2002 च्या कलम 13(2) अन्वये जारी केलेल्या सूचनेच्या अनुषंगाने खालील कर्ज खात्यांमधील नमूद सदर मालमत्तेचा प्रत्यक्ष ताबा घेतला असून, त्यासोबत बँकेच्या येथे तपशीलवार वर्णन केलेल्या थकबाकी देय व व्याजाच्या वसुलीसाठी सदर मालमत्तेची 'जसे आहे जेथे आहे', 'जसे आहे जे आहे' आणि 'तेथे जे काही आहे' आणि 'कोणत्याही आधाराशिवाय' या तत्वावर विक्री करण्याचाही त्यांना अधिकार आहे आणि ज्याअर्थी, थकबाकीची परतफेड करण्यात अयशस्वी झाल्यास, खालील स्वाक्षरीकार यांनी नियम 8 सह वाचलेल्या सदर कायद्याच्या कलम 13(4) अंतर्गत प्रदान केलेल्या अधिकाराचा वापर करून, या मालमत्तांच्या विक्रीद्वारे बँकेची देय रकम वसूल करण्याचा प्रस्ताव ठेवला आहे. हि विक्री खालील स्वाक्षरीकार यांच्या मार्फत वेबसाइटवर प्रदान केलेल्या ई-लिलाव प्लॅटफॉर्मद्वारे केली जाईल.

स्थावर मालमत्तेचे वर्णन/खाते/रकम/ईएमडी/इत्यादीचे तपशील

अ. क्र.	शाखा आणि खाते नाव	मालमत्तेचे गहाणदार आणि जामीनदार यांचे नाव	सामायिक तारण मालमत्तेचा तपशील	मागणी सूचनेनुसार रकम / मागणी सूचना दिनांक :	पाहणीचा दिनांक आणि वेळ :	आरक्षित किंमत ----- बयाणा रकम ठेव (ईएमडी) ----- बोली वृद्धी रकम	बोली स्वीकारण्याची शेवटची दिनांक	ई-लिलावाची दिनांक / वेळ	प्राधिकृत अधिकार्याचे नाव / फोन क्र. / ईमेल आयडी :
1	एचडीएफसी बँक लि., मुंबई खाते - मे. सोलापूर जिल्हा सहकारी दूध उत्पादक व प्रक्रीया संघ मर्यादित	गहाणदार : मे. सोलापूर जिल्हा सहकारी दूध उत्पादक व प्रक्रीया संघ मर्यादित	पुढील जमीन मालमत्तेचे सर्व खंड आणि तुकडे, संबंधित प्लॉट क्र. 36, मोजमाप 1016.47 चौ. मीटर सोबत त्यावरील बांधकाम, त्यामध्ये स्थित कारखाना आणि यंत्रसामग्री आणि जंगम मालमत्ता, सेक्टर क्र. 19-ए, सिडको, वाशी, नवी मुंबई, महाराष्ट्र (दूध पॅकिंग युनिट) येथे स्थित, अटी आणि शर्तीमध्ये अधिक स्पष्टपणे नमूद केल्याप्रमाणे.	रु. 26,08,71,836.67 (रुपये सव्वीस कोटी आठ लाख एकाहत्तर हजार आठशे छत्तीस आणि सद्दुसष्ट पैसे फक्त) दि. 30 नोव्हेंबर 2022 रोजी नुसार, सोबत 1 डिसेंबर 2022 पासून त्यावरील पुढील व्याज आणि दंडात्मक व्याज तसेच सुविधा अंतर्गत पूर्ण आणि अंतिम देयकाच्या तारखेपर्यंतचे शुल्क आणि खर्च. ----- 15 डिसेंबर 2022	21 नोव्हेंबर 2025 रोजी दुपारी 12.30 ते 1.30 वा. पर्यंत	रु. 18,20,00,000/- ----- रु. 1,82,00,000/- ----- रु. 1,00,000/-	1 डिसेंबर 2025 रोजी दुपारी 4 वा. पर्यंत	2 डिसेंबर 2025 रोजी सकाळी 10.30 ते सकाळी 11.30 वा. (प्रत्येकी 5 मिनिटांच्या अमर्याद विस्तारासह)	प्रियांका कपाडिया मो. क्र. : 9820530390 priyanka.kapadia@hdfcbank.com

* जाहीर लिलावाद्वारे तारण ठेवलेल्या दुसऱ्या मालमत्तेच्या विक्रीतून बँकेला रु. 16,61,00,000.00 (1% टीडीएस कमी करून) रकम मिळाली आहे.

अटी आणि शर्ती :-

- सदर ई-लिलाव 'जसे आहे जेथे आहे', 'जसे आहे जे आहे' आणि 'तेथे जे काही आहे' आणि 'कोणत्याही आधाराशिवाय' या तत्वावर आयोजित करण्यात येत आहे.
- इच्छुक बोलीदारांनी त्यांचे बयाणा रकम ठेव तपशील आणि दस्तऐवज वेब पोर्टल : <https://www.bankeauctions.com> (<https://www.bankeauctions.com> वर नाव नोंदणी करून वापरकर्ता आयडी आणि पासवर्ड मोफत मिळू शकतो) मार्फत लॉगिन आयडी आणि पासवर्डद्वारे सादर करू शकतात. बयाणा रकम एकतर खालील खाते : 57500000904261, खात्याचे नाव : डीएफएसओ ट्रान्झिटरी खाते, लाभार्थीचे नाव : एचडीएफसी बँक लि., आयएफएससी कोड : HDFC0000240 या खात्यामध्ये एनईएफटी / आरटीजीएस द्वारे देय असेल. कृपया लक्षात घ्या की बयाणा रकम म्हणून चेक स्वीकारले जाणार नाहीत.
- प्राधिकृत अधिकार्याच्या उत्तम ज्ञान आणि माहितीवरून, मालमत्तेवर बँकांच्या नोंदीनुसार कोणताही भार नाहीत म्हणजे वैधानिक देय जसे मालमत्ता कर, सोसायटी देय इ. तथापि, बँक कोणत्याही वर्तमान / भूतकाळातील / भविष्यातील थकबाकी, गैर-वैधानिक देय / वैधानिक देय / भार / कर थकबाकी / दावा असेल तर, त्यासाठी जबाबदार असणार नाही. इच्छुक बोलीदारांनी भार, मालमत्तेचे शीर्षक आणि स्वतःचे निरीक्षण आणि समाधान करण्यासाठी त्यांची स्वतंत्र चौकशी करावी. मालमत्तेची तपासणी काटेकोरपणे वर नमूद केलेल्या तारखेला आणि वेळेवर केली जाऊ शकते.
- ते संभाव्य बोलीदार ज्यांनी बयाणा रकम जमा केले आहे आणि त्यांना लॉगिन आयडी आणि पासवर्ड तयार करणे, डेटा अपलोड करणे, बोली सादर करणे, ई-बोली प्रक्रियेचे प्रशिक्षण इ. मध्ये सहाय्य आवश्यक आहे, ते आमच्या सेवा प्रदात्याशी संपर्क साधू शकतात - सी। इंडिया प्रा. लि., 3रा मजला, प्लॉट नं. 68, सेक्टर-44, गुडगाव, हरियाणा-122003. हेल्ललाईन क्रमांक : 0124-4302020/ 21/ 22/ 23/ 24, भाविक आर. पंड्या - मोबाईल : 8866682937, ई-मेल आयडी : maharashtra@c1india.com, हेल्ललाईन ई-मेल आयडी : support@bankeauctions.com आणि मालमत्तेशी संबंधित कोणत्याही प्रश्नांसाठी प्राधिकृत अधिकारी - प्रियांका कपाडिया (मो. - 9820530390), ई-मेल - priyanka.kapadia@hdfcbank.com यांच्याशी वर नमूद केल्याप्रमाणे कार्यालयीन दिवसांमध्ये कार्यालयीन वेळेत (सकाळी 10:00 ते सायं. 5:00 वा.) संपर्क साधू शकता.
- सर्वोच्च बोली एचडीएफसी बँक लिमिटेड च्या मान्यतेच्या अधीन असेल. सर्व किंवा कोणत्याही ऑफर / बोली स्वीकारण्याचा / नाकारण्याचा किंवा कोणतीही कारणे न देता लिलाव / विक्री रद्द करण्याचा अधिकार प्राधिकृत अधिकारी यांनी राखून ठेवला आहे. त्यांचा निर्णय अंतिम व बंधनकारक असेल.

तपशीलवार अटी व शर्तीसाठी कृपया आमची वेबसाइट www.hdfcbank.com आणि www.bankeauctions.com पहा.

सरफेसी कायदा, 2002 मधील नियम 9(1) सह वाचलेल्या नियम 8 (6) अंतर्गत वैधानिक 15 दिवसांची विक्री सूचना

वरील नमूद केलेल्या कर्जाचे कर्जदार आणि गहाणदार यांना, सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम, 2002 च्या नियम 9(1) सह वाचलेले कलम 8(6) अंतर्गत वरील तारखेला ई-लिलाव विक्री आयोजनाबद्दल ची सूचना म्हणून देखील हे मानले जाईल. कर्जदार / जामीनदार / गहाणदारांना सूचना देण्यात येत आहे कि, त्यांनी या सूचना / लिलावाच्या तारखेपासून 15 दिवसांच्या आत वर नमूद केलेली रकम, अद्ययावत व्याज आणि पूरक खर्चासह रकम भरवी, अन्यथा मालमत्तेचा लिलाव / विक्री केली जाईल आणि उर्वरित देणी, जर असतील तर, व्याज आणि खर्चासह वसूल केली जातील.

दिनांक : 12.11.2025,
ठिकाण : मुंबई

एचडीएफसी बँक लिमिटेड करिता
प्रियांका कपाडिया,
प्राधिकृत अधिकारी

Terms and Conditions of E-Auction for sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was published in English in “Free Press Journal” & “Indian Express” & in Marathi in “Navshakti” & “Loksatta” on 12.11.2025.

The sale shall be subject to the conditions prescribed in the Security Interest Enforcement Rules 2002 and to the following further conditions.

1. The Bank under SARFAESI Act has taken possession of the property described in the schedule herein below from the Liquidator.
2. The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER IS THERE IS AND WITHOUT RECOURSE”.
3. To the best of knowledge and information of the concerned Authorized Officer, there is no encumbrance on the property except the electricity dues of Rs. 9,040/-, water dues of Rs. 4,583/-, property tax dues of Rs.1,00,90,009/- as on date of this notice and SA no.549 of 2025 pending before DRT, Pune. However, there is no stay on this subject property. Moreover, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues (including electricity dues) effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The concerned Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their 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 through NEFT / RTGS / Demand Draft in the following Account: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 latest by 4.PM. on or before the respective dates mentioned in the auction notice. The payment shall only be done from the account of the intending bidders and the details of which shall be mentioned in the web portal. The aforementioned payment details along with letter of participation in the bid, shall reach the concerned Authorised Officer on /or before the respective date / time mentioned in the auction notice at HDFC Bank Ltd, Dept. For Special Operations, Mumbai.
6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT / RTGS Challan or Copy of Demand Draft along with letter of participation ; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLING UP & SIGNING & SEAL IS ALSO REQUIRED.
7. 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 M/s. C1 India Pvt. Ltd. Plot No.68, 3rd Floor, Sector-44 – Gurgaon, Haryana Pin: 122003 Helpline Nos : 0124-4302020/21/22/23/24, Bhavik R. Pandya - Mobile : 8866682937, e-mail ID: maharashtra@c1india.com, Help Line e-mail ID: support@bankeauctions.com, and for any property related query may contact the Authorized Officer - Priyanka Kapadia (Mobile-9820530390, E-Mail- priyanka.kapadia@hdfcbank.com) at address as mentioned above in office hours during the working days (10 AM to 5 PM).

8. 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 without assigning any reasons whatsoever. Her decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com)

9. Only buyers holding valid User ID / Password and confirmed payment of NEFT/RTGS/DD shall be eligible for participating in the e-Auction process.
10. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before the respective dates mentioned in the auction notice, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the concerned Authorized Officer.
11. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited
12. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it shall automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the concerned Authorized Officer/ Secured Creditor, after required verification.
13. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the concerned Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
14. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the concerned Authorized Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
15. The concerned Authorized Officer is not bound to accept the highest offer and the concerned Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
16. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on

the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.

17. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained. The intending bidders should register their name at <https://www.bankeauctions.com> and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s C1 India Pvt. Ltd. for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal.
18. Bidding in the last moment should be avoided in the bidders own interest as neither the HDFC BANK LTD. nor the Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
19. On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorized Officer exercising the power of sale shall issue Sale Certificates for the immovable property in favour of the purchaser(s) in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
20. If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price//consideration for transfer of property or Stamp duty paid, whichever is higher as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and balance Sale Price after deducting TDS has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
21. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and, any past, present or future encumbrances, all the statutory/ non-statutory dues whatsoever in nature by any authority or agency including Sales Tax, Municipality Tax, Property Tax, Electricity dues, Water dues, Transfer fees with respect to the leasehold land etc; taxes, rates, assessment charges, fees etc. owing to anybody.
22. The Bank shall not be responsible for any loss or damage pursuant to any litigation whatsoever in nature either at the instance of the Mortgagor(s) or the Borrower(s) in respect of the said property.
23. Bank has discretion to revoke this sale at any point of time before Execution of Sale Certificate and in that event, Bank shall reimburse amount paid to the Bank without interest.
24. The stamp duty with respect to this sale certificate shall be borne by the purchaser only
25. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
26. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the property. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders

DESCRIPTION OF PROPERTIES

SCHEDULE – A

All that piece and parcel of land bearing plot no 36 admeasuring 1016.47 sq mtrs along with construction thereon, plant and machinery and movable property situated therein at Sector no 19-A, at CIDCO, Vashi, Navi Mumbai (Milk Packing Unit).

The above land is bounded as under:

East	:	Plot no. 42	West	:	Plot no. 37
North	:	15 Mtrs wide road	South	:	Plot no. 31

Date: 12.11.2025

Place: Mumbai

Authorised Officer

Google Location : <https://maps.app.goo.gl/VLzSXCCZvsLAraZD6>