

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

S. No.	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price	Date of Inspection	Date of e-Auction & Timing
1.	1) Udhamas Bhimandas Panjwani, Proprietor of Vinod Collection & Teena Fashion & 2) Meena Udhamas Panjwani (Loan No 50200007968151 & 50200007966592)	Rs. 52,39,129.02/- *as on 30.01.2018	Flat No B/206 on 2nd Floor admeasuring 1050 sq. feet i.e. 97.54.54 sq. meters & 75.14 sq. meters built up area along with 10.80 sq. meters undivided share in land of "Jalaram Palace Building No B", Situated at Revenue Survey No 72, Town Planning Scheme No 6, Final Plot No 63, City Survey No 1060 paiki of ward Majura admeasuring 874 sq. meters of Moje Village Majura, District & Sub District Surat and owned by Meena Udhamas Panjwani.	Rs. 22,00,000/- EMD Rs. 2,20,000/-	01.02.2023 BETWEEN 12.00 NOON to 3.00 PM	21.02.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
			Flat No B/306 on 3rd Floor admeasuring 1050 sq. feet i.e. 97.54.74 sq. meters along with 10.80 sq. meters undivided share in land of "Jalaram Palace Building No B", Situated at Revenue Survey No 72, Town Planning Scheme No 6, Final Plot No 63, City Survey No 1060 paiki of ward Majura admeasuring 874 sq. meters of Moje Village Majura, District & Sub District Surat and owned by Udhamas Bhimandas Panjwani.	Rs. 22,00,000/- EMD Rs. 2,20,000/-		
2.	1) Vajubhai Mohanbhai Goyani, Proprietor of Radhika Proteins & 2) Viruben Vajubhai Goyani (Loan No 82569655)	Rs. 47,38,510.17/- *as on 25.10.2019	Plot No 92/A admeasuring 855 sq. feet i.e. 79.43 sq. meters super built up area in "Bhalchandra Nagar Co. Op. Housing Society", Situated at Revenue Survey No 504/2 paiki, Town Planning Scheme No 49, Final Plot No 227 of Village Katargam, in the Registration District & Sub District Surat and owned by Vajubhai Mohanbhai Goyani.	Rs. 63,00,000/- EMD Rs. 6,30,000/-	02.02.2023 BETWEEN 12.00 NOON to 3.00 PM	21.02.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
3.	1) Shaileshkumar Babubhai Patel/Dholiya & 2) Kishorbhai Babubhai Dholiya (Loan No 83421879)	Rs. 19,08,851.14/- *as on 14.09.2019	Flat No E/318 on 3rd Floor admeasuring 95.96 sq. meter i.e. 1033 sq. feet built up area along with undivided share in the land of "Shangar Palace of Building Wing E", Situated at Revenue Survey No 14 + 15 paiki, Town Planning Scheme No 3 (Karaji), Final Plot No 15 Paiki, Plot No 1 to 6 admeasuring total 3194.66 sq. meters of Village Karaji in the Registration District Surat & Sub District Choryasi and owned by Shaileshkumar Babubhai Patel/Dholiya & Kishorbhai Babubhai Dholiya.	Rs. 23,50,000/- EMD Rs. 2,35,000/-	03.02.2023 BETWEEN 12.00 NOON to 3.00 PM	21.02.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
4.	1) Anand Mishrilal Tawari, Proprietor of Bhavna Fashion, 2) Suman Anand Tawari, Proprietor of Bhavesh Textiles & 3) Lalchand Mishrilal Tawari (Loan No 50200012918348 & 50200012929685)	Rs.4,67,94,698 .50/- *as on 23.07.2019	Flat No 103 on 1st Floor admeasuring 1452 sq. feet i.e. 134.9008 sq. meters super built up area and 1075 sq. feet i.e. 99.6875 sq. meters built up area along with undivided share in the land of "Rudhraksh Avenue, Building A/3", Situated at Revenue Survey No 73/B, Block No 135 Paiki 2 and Survey No 74, Block No 136 Paiki 1, Town Planning Scheme No 53 (Magob-Dumbhal), Final Plot No 52/B paiki western Side Sub-Plot No 3 admeasuring 5752 sq. meters, Moje Magob, Surat and Owned by Anand Mishrilal Tawari	Rs. 43,50,000/- EMD Rs. 4,35,000/-	06.02.2023 BETWEEN 12.00 NOON to 3.00 PM	21.02.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
			Flat No 203 on 2nd Floor admeasuring 1275 sq. feet super built up area and 87.072 sq. meters built up area along with 34.25 sq. meters undivided share in the land of "Shree Girdhar Apartment of Sweet House", Situated at Revenue Survey No 153/1, Town Planning Scheme No 4 (Umra-South), Final Plot No 110 Paiki Block No 3 admeasuring totally 3716.22 sq. meters, Moje Umra, Surat and Owned by Suman Anand Tiwari.	Rs. 40,50,000/- EMD Rs. 4,05,000/-		
			Flat No E-403 on 4th Floor admeasuring 56.26 sq. meters built up area along with undivided share in the land of "Shyam Residency", Situated at Revenue Survey No 15/1-B, Block No 15 admeasuring 5969 sq. meters, Moje Village Kumbhariya, Surat and Owned by Anand Mishrilal Tiwari.	Rs. 21,00,000/- EMD Rs. 2,10,000/-	08.02.2023 BETWEEN 12.00 NOON to 3.00 PM	
			Flat No D/902 on 9th Floor admeasuring 1228 sq. feet i.e. 114.126 sq. meters super built up area & 74.18 sq. meters built up area along with 39.944 sq. meters undivided share in Road & COP & Eastern Side admeasuring 860 sq. feet i.e. 79.92 sq. meters along with 26.129 undivided share in the land of "Abhilasha Heights, Part D", Situated at Revenue Survey No 51, Block No 67, Town Planning Scheme No 34 (Dumbhal), Final Plot No 11/A Paiki as per passing plan admeasuring 4557 sq. meters open land paiki 1672.233 sq. meters land of Moje Dumbhal, Surat and Owned by Suman Anand Tiwari.	Rs. 51,50,000/- EMD Rs. 5,15,000/-		
			Flat No D/904 on 9th Floor admeasuring 1228 sq. feet i.e. 114.126 sq. meters super built up area & 74.18 sq. meters built up area along with 39.944 sq. meters undivided share in Road & COP & Western Side admeasuring 860 sq. feet i.e. 79.92 sq. meters Open Terrace along with 26.129 undivided share in the land of "Abhilasha Heights, Part D", Situated at Revenue Survey No 51, Block No 67, Town Planning Scheme No 34 (Dumbhal), Final Plot No 11/A Paiki as per passing plan admeasuring 4557 sq. meters open land paiki 1672.233 sq. meters land of Moje Dumbhal, Surat and Owned by Suman Anand Tiwari.	Rs. 51,50,000/- EMD Rs. 5,15,000/-	09.02.2023 BETWEEN 12.00 NOON to 3.00 PM	
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5.	1) Anand Tawari - HUF, Through Its Karta Anand Mishrilal Tawari & 2) Anand Mishrilal Tawari, Proprietor of Kavya Textiles (Loan No 50200014164326)	Rs.76,26,958.4 1/- *as on 23.07.2019	Flat No 511 on 5th Floor admeasuring 760 sq. feet i.e. 70.63 sq. meters super built up area & 47.77 sq. meters built up area along with undivided share in the land of "Raj Abhishek City Homes, Building No D-3", Situated at New Block No 14 admeasuring totally 80002 sq. meters, Moje Pardi Kande, Surat and Owned by Anand Mishrilal Tawari.	Rs. 11,00,000/- EMD Rs. 1,10,000/-	10.02.2023 BETWEEN 12.00 NOON to 3.00 PM	21.02.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
			Flat No B-505 on 5th Floor admeasuring 83.89 sq. meters built up area along with 25 sq. meters undivided share in the land of "Shyam Shrushti of 3 K Prime Properties", Situated at Revenue Survey No 26/2, Block No 36 admeasuring 13051 sq. meters, Town Planning Scheme No 61 (Parvat-Godadara), Final Plot No 86 admeasuring 8483 sq. meters, Moje Godadara, Surat and Owned by Anand Mishrilal Tawari.	Rs. 25,50,000/- EMD Rs. 2,55,000/-		

*** 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 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007** 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 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007** on or before **20.02.2023 till 5.00 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 Surat. 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. 20,000/-.
- 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/offeree himself/himself also needs to be provided.
- 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.
- 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.
- 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.
- 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. Tushar Patel on 9879205551 or Email: Tushar.Patel2@hdfcbank.com and Officials of M/s e-Procurement Technologies Limited (Auction Tiger), Ahmedabad, Bidder Support Numbers: 9265562821 / 9265562818 / 9265562819, 079 68136880 / 881 / 837 / 842, Email: support@auctiontiger.net & rampasad@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.

THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWER / MORTGAGER UNDER RULE 8(G) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002
Date : 26.01.2023, Place : Surat**Sd/- Authorized Officer, HDFC Bank Ltd.**