

Immovable Properties Taken over, under Securitization and Reconstruction 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) Radhika Proteins - Proprietor Vijubhai Mohanbhai Goyani, 2) Vijubhai Mohanbhai Goyani, 3) Madhavjibhai Premjibhai Ghori & 4) Viruben Vajubhai Goyani. (Loan No 17032790000033)	Rs. 1,77,57,732.54 /- *as on 04.01.2021	Plot No 11 admeasuring 20.00 x 42.69 feet i.e. 94.86 sq. yard i.e. 79.35 sq. meters along with 32.202 sq. meters undivided share in the land of Common Roads in "Ayodhya Row House", Situated at Revenue Survey No 57 Paiki, Town Planning Scheme No 35, Final Plot No 49/B, Moje Katargam, Surat and Owned by Madhavjibhai Premjibhai Ghori.	Rs. 78,50,000/- EMD Rs. 7,85,000/-	03.07.2023 BETWEEN 12.00 NOON to 3.00 PM	31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
2.	1) Angel Creation, Proprietor of Kalpesh Babubhai Italiya & 2) Lata Kalpeshbhai Italiya (Loan No 82576389 & 8791016)	Rs. 21,45,360.81/- *as on 28.12.2021	Flat No 403 on 4th Floor admeasuring 1071 sq. feet i.e. 99.54 sq. meters super built up area & 65.88 sq. meters built up area along with 33.66 sq. meters undivided share in the land of "Saurashtra Township, Building No A/5", Situated at Revenue Survey No 255/1 + 2 & 254/2, Block No 261, Town Planning Scheme No 24 (Mota Varachha), Final Plot No 121 admeasuring 10323 sq. meters of Moje Mota Varachha, Surat and owned by Kalpesh Babubhai Italiya.	Rs. 30,00,000/- EMD Rs. 3,00,000/-	04.07.2023 BETWEEN 12.00 NOON to 3.00 PM	31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
3.	1) Jagdishbhai Ramubhai Patel, Proprietor of Heny Fashion & 2) Dhaval Jagdishbhai Patel (Loan No 50200004821811)	Rs. 22,74,569.77/- *as on 03.08.2021	Shop No G/4 on Ground Floor admeasuring 461 sq. feet i.e. 42.628 sq. meters super built up area & 27.87 sq. meters carpet area along with undivided share in the land of "Garden Residency of Divya Co. Op. Housing Society Ltd.", Situated at Revenue Survey No 254/1, Town Planning Scheme No 13 (Adajan), Final Plot No 81 of Moje Adajan, Surat and owned by Jagdishbhai Ramubhai Patel.	Rs. 48,50,000/- EMD Rs. 4,85,000/-	05.07.2023 BETWEEN 12.00 NOON to 3.00 PM	31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
4.	1) Rudrax Creation, Proprietor Vinodchandra Govindbhai Hirpara, 2) Vinodchandra Govindbhai Hirpara & 3) Jayaben Vinodbhai Hirpara (Loan No. 82832562 & 8409794)	Rs. 1,44,31,554.92 /- *as on 07.09.2021	Plot No 47 admeasuring 148.62 sq. meters in "Mamta Park-2", Situated at Revenue Survey No 27/1 + 28/1 + 29 Paiki + 33/2 + 27/2 Hissa 1 & 2 admeasuring 38168 sq. meters and 101090 sq. meters respectively of Kapodara, City Survey No 1107 and 1141 Paiki, Town Planning Scheme No 16 (Kapodara), Final Plot No 12 Paiki, Sub Division No 1, Moje Kapodara, City of Surat and owned by Vinodchandra Govindbhai Hirpara.	Rs. 2,08,50,000/- EMD Rs. 20,85,000/-	06.07.2023 BETWEEN 12.00 NOON to 3.00 PM	31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.
5.	1) Shree Nathji Dry fruit, Proprietor Navalbhai Jamnadas Narang, 2) Vimmi Navalbhai Narag & 3) Navalbhai Jamnadas Narang (Loan No: 50200024485052 & 9120355)	Rs. 63,29,008.30/- *as on 03.02.2022	Flat No 701 on 7th Floor admeasuring 1250 feet along with undivided share in the land of "Kartikaya Krupa Association", situated at Revenue Survey No 153/1 Paiki Sub Plot No 2 of Village Majura, Opp. Atop Nagar, Beside Citizen Tower, Bhatar Road, Surat and owned by Naval Jamnadas Narang. Shop No 2 on the ground floor admeasuring 11.1 x 22 feet i.e. 22.686 sq. meters along with 10.45.16 sq. meters undivided share in the land, situated at City Survey Nondh No 440 admeasuring 83.61.30 sq. meters of City Survey Ward No 5 of Moje Haripura, Near Royal Bakery, Masidiya Street, Kaskiwad, Surat and owned by Naval Jamnadas Narang.	Rs. 40,50,000/- EMD Rs. 4,05,000/- Rs. 34,00,000/- EMD Rs. 3,40,000/-	07.07.2023 BETWEEN 12.00 NOON to 3.00 PM 07.07.2023 BETWEEN 12.00 NOON to 3.00 PM	31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins. 31.07.2023 At 11 AM to 12 NOON with unlimited extension of 5 Mins.

*** 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 :-
1. 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.
2. 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 **28.07.2023 till 5 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/-.
3. **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/offender herself/himself also needs to be provided.
4. 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.
5. 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.
6. 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)/offeror(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.
7. 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 30 DAYS NOTICE TO THE BORROWER / MORTGAGER UNDER RULE 8(G) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002
Date : 26.06.2023, Place : Surat
Sd/- Authorized Officer, HDFC Bank Ltd.