

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".

Names of the Borrowers and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Properties	Reserve Price	Date of Inspection	Date(s) of E-Auction & Timing
			EMD		
1) Bubbly Fashion A Proprietorship Firm Through It's Proprietor Khusiram R Sahetai 2) Khusiram Rupchandbhai Sahetai 3) Vijaykumar Khusiram Sahetai Loan Against Property A/c No. 83606519 LAP-Morthahe-GECL - A/c No : 8727414	Rs. 90,63,416.75 (Rupees Ninety Lakh Sixty Three Thousand Four hundred Sixteen and Seventy Five paisa) as on 14.02.2025 and interest there on.	Commercial Property At 3rd Floor Of Manbhavan Chambers Situated Near Vandana Market, Behind Shindhi Market, Panckuva, Ahmedabad - 380001 Situated At City Survey No. 1642, 1643, F.P. No. 27, T.P.S No. 05, Mouje : Khadia -1, Taluka : City, District : Ahmedabad.	Reserve Price: Rs.24,00,000/- (Rs. Twenty-Four Lakh Only) EMD AMT Rs.2,40,000/- (Rs. Two Lakh Forty Thousand Only)	20.02.2025 BETWEEN 12.00 AM & 02.00 PM The bid incremental value will be Rs.25,000/- (Rupees Twenty Five Thousand Only)	05.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 03.03.2025
1) Cambay Industries A Proprietorship Firm Through It's Proprietor Rakesh Rajnikant Pandya 2) Rakesh Rajnikant Pandya BBG Cash Credit loan A/c No. 50200005553766	Rs.3,24,74,403.66/- (Rupees Three Crore Twenty Four Lakh Seventy Four Thousand Four hundred Three and Sixty Six paisa as on 14.02.2025 and interest there on.	Industrial property constructed over Plot No. 1801/1 of land admeasuring 1088.47 Sq. Meters known as "Cambay Industries", consisting of Revenue Survey No. 21 & 22/ Paikae in the Chhatral IDGC Estate within the village limits of Chhatral in Taluka : Kalol, District : Gandhinagar, Chhatral - 382729	Reserve Price Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh Only) EMD AMT Rs.18,00,000/- (Rupees Eighteen Lakh Only)	01.03.2025 BETWEEN 12.00 AM & 02.00 PM The bid incremental value will be Rs. 2,00,000/- (Rs. Two Lakh Only)	05.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 03.03.2025
1) K C Holidays A Proprietorship Firm Through It's Proprietor Kiran Chandrakantbhai Chauhan 2) Parul Kiran Chauhan Overdraft Facility Account No. 50200040756731 And Lap-mortgage-gecl Loan Account No. 8179277.	Rs.43,92,969.80/- (Rupees Four Three Lakhs Ninety Two Thousand Nine hundred Sixty Nine and Eighty Paise as on 15.02.2025 and interest there on.	Property No. 1: Commercial Property Being Office No. 417, Iscon Centre, Near Akshar Arcade, Shivranjani Cross Road, Jodhpur Gam Satellite, Ahmedabad-380015, With Area Admeasuring About 125.09 Sq. Meters" Along With Undivided Proportionate Note Land Admeasuring About 20.00 Sq. Meters Building Constructed Over The Land Situated At (Old Survey No. 271/B/5 Of Vejalpur Survey No. 176/B/5, Final Plot No. 62 Paiki, Town Planning Scheme No. 5, Village - Jodhpur, Of Taluka - City, District - Ahmedabad And Sub District - Ahmedabad-4(Paldi).	Reserve Price Rs.65,50,000/- (Rupees Sixty Five Lakh Fifty Thousand Only) EMD AMT Rs.6,55,000/- (Rupees Six Lakh Fifty Five Thousand Only)	24.02.2025 BETWEEN 12.00 PM & 01.00 PM The bid incremental value will be Rs. 75,000/- (Rupees Seventy Five Thousand Only)	05.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 03.03.2025
1) Shree Jogmaya Fashion A Proprietorship Firm Through It's Proprietor Naresh Rameshchandra Gangwani, 2) Ama Naresh Gangwani, Overdraft Facility Account No. 50200067444313	Rs. 54,26,907.16/- (Rupees Fifty Four Lakh Twenty Six Thousand Nine hundred Seven and Sixteen Paise as on 15.02.2025 and interest there on.	Commercial property being 1st Floor , Mangharani Mention, Dandi Gara Ni Pole, Revdi Bazar, Kalupur, Ahmedabad - 380001, Area Admeasuring about 78-74-52 Sq. Meters Situated At City Survey No. 3997 & 3998, Mouje Kalupur, Taluka-City- District: Ahmedabad	Reserve Price Rs.35,00,000/- (Rupees Thirty Five Lakh Only) EMD AMT Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	21.02.2025 BETWEEN 01.00 PM & 02.00 PM The bid incremental value will be Rs. 50,000/- (Rupees Fifty Thousand Only)	24.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 21.03.2025
1) Riya Petrochem A Proprietorship Firm Through It's Proprietor Nirav Madhusudanbhai Soni 2) Nirav Madhusudanbhai Soni 3) Madhusudanbhai Kanyyalal Soni BBG Credit Facilities Account No. 50200010296409 and LAP-Mortgage-GECL Loan Account No. 8132607.	Rs.35,80,953.80/- (Rupees Thirty Five Lakh Eighty Thousand Nine Hundred Fifty Three and Eighty paisa as on 14.02.2025 and interest there on.	Commercial Property Bearing House No. 2328, Raipur Mahalaxmi Ni Pole, Opp. Central Bank of India. Raipur, Khadiya, Ahmedabad-380001 Situated on The Land Area Admeasuring 88.44.40 Sq. Meters. Having City Survey No. 3685/A, Mouje:- Khadiya Ward No.1 , Taluka & District - Ahmedabad, Sub District - Ahmedabad-380001.	Reserve Price Rs.28,00,000/- (Rupees Twenty Eight Lakh Only) EMD AMT Rs.2,80,000/- (Rupees Two Lakh Eighty Thousand Only)	21.02.2025 BETWEEN 12.00 PM & 01.00 PM The bid incremental value will be Rs. 50,000/- (Rupees Fifty Thousand Only)	05.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 03.03.225
1) Late Sweetu Hasmukhrai Kathrani, Through Legal Heirs (2.1) Sheetal Kotak, (2.2) Hetal Shingala, (2.3) Chamy Gautam Chotai 2) Late Damyanti Hasmukhrai Kathrani, Through Legal Heirs (3.1) Sheetal Kotak, (3.2) Hetal Shingala, (3.3) Chamy Gautam Chotai. Loan Account No : 50200026187435	Rs.1,40,54,211.00/- (Rupees One Crore Forty Lakh Fifty Four Thousand Two hundred Eleven as on 11.11.2024 and interest there on.	Commercial Property bearing Shop No C-1206 on 12th floor admeasuring 373 sq. feet super built up area along with undivided share in the land of "Titanium City Center - Block C", situated on Final Plot No 293/1 admeasuring 22365 sq. meters, Town Planning Scheme No 3, Moje Vejalpur, Ahmedabad 364018.	Reserve Price Rs.21,00,000/- (Rupees Twenty One Lakh Only) EMD AMT Rs.2,10,000/- (Rupees Two Lakh Ten Thousand Only)	24.02.2025 BETWEEN 01.00 PM & 02.00 PM The bid incremental value will be Rs. 25,000/- (Rs. Twenty Five Thousand Only)	05.03.2025 at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid Last Date EMD Submission 03.03.2025

* With further interest as applicable, incidental expenses costs, charges etc. incurred till the date of payment and/or realization.
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 hereinabove 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/herselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders. Auction will be cancelled if borrower pays dues to the Bank before auction date.

- 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 3rd Floor, Shivalik-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054, on any working day. Properties are available for inspection on the date(s) and time mentioned above.
 - Sealed tenders (in the prescribed tender documents/ e-bidding catalogue only) along with 10% of the Reserve Price amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd. at 3rd Floor, Shivalik-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054 on or before date mentioned above. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD." and payable at par at Ahmedabad. 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 hereinabove in last column.
 - Documents : along with tender documents/e-bidding catalogue the tenderer/s should also attach Passport Size Photo and 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. Please note that proof of residence countersigned by the tenderer/ offerer 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, 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 this 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 only. The stamp duty / Deficit Stamp Duty / Panalty if any 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 who has participated in Online Auction and submitted highest bid in online auction will be declared to be the purchaser and shall immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorized Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, amount deposited initially will be forfeited and the property shall forthwith be put up for auction 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. Hiren Shukla on 93769 81025 or Mitul Bhadiyadra on 9327974575 or Email : hiren.shukla@hdfcbank.com and mitul.bhadiyadra1@hdfcbank.com and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821/ 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 15/30 DAYS NOTICE TO THE BORROWERS UNDER RULE 8(G) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002
Date : 17.02.2025, Place : Ahmedabad
Sd/- Authorized Officer, HDFC Bank Ltd.