

SIZE_20x21 MUMBAI



HDFC Bank Limited

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd; 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

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002). Whereas, 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

S. No.	Name of the Branch & Account	Name of the Mortgagor & Owner of the property	Details of common mortgaged property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price (EMD) Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
1	HDFC Bank Ltd, Mumbai. A/c- Nimbus Industries Ltd.	Mortgagors: M/s. Nimbus Industries Ltd. Guarantors: Mr. Nimish Bhishma Thakore, Subhash Sharma and Mr. Abdul Khaliq Noor Mohd Mukkhi.	Property situated at Flat No. 501, 5th Floor, "RAFI MANSION CHSL", C.T.S. No. F/841, Survey No. 842, F.P. No. 43, 16th & 28th Road, TPS III of village Bandra, Bandra, (West), Mumbai 400050, Carpet Area 925 sq.ft. Owned by M/s. Nimbus Industries Ltd. (Late. Mohammad. Rafi's property)	Rs. 4,15,89,086.91 (Rupees Four Crores Fifteen Lakhs Eighty Nine Thousand Eighty Six and Ninety One Paise Only) as on 31.10.2018 with further interest along with the costs & expenses till the date of full and final payment under the cash credit facility. 17/11/2018	01/07/2025 11.00 AM to 4.00 PM	Rs.3,40,00,000/- Rs.34,00,000/- Rs.1,00,000/-	09/07/2025 11.00 AM to 12.00 Noon With Unlimited extension of 5 Minutes each.	08/07/2025 up to 4.00 PM.	Mr. Rupesh Waghe Mobile: 8767257037/ 9270894499 Rupesh.waghe @hdfcbank.com Mr. Sunil Bhanushali Mobile : 9323176985 Sunil.bhanushali @hdfcbank.com

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 in the following Account: 57500000904261, Name of the Account : DFO TRANSITORY ACCOUNT : DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts 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 the one mentioned in detailed 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 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302000/21/22/23/24, Mr. Bhavik R Pandya (Mobile : 08866682937). Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact the concerned Authorised Officer Rupesh Waghe (Mobile-08767257037), E Mail- rupesh.waghe@hdfcbank.com and Sunil Bhanushali (9323176985), E mail - sunil.bhanushali@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)

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.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

Date: 19/06/2025
Place : Mumbai

For HDFC BANK LIMITED
(Rupesh Waghe)
Authorised Officer