



Sometimes
I'm blunt.
But never
pointless.

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 इंडियन बैंक Indian Bank	Zonal Office Nagpur Palm Road, Civil Lines, Nagpur 440 001, Phone:- 0712-2530666, 2566784 E-Mail: zonagpur@indianbank.co.in	E- Auction Sale Notice
 इलाहाबाद ALLAHABAD		

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and
 Enforcement of Security Interest Act 2002

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction 15.05.2026, Time: 10 AM to 5 PM		
Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the Immovable property with known encumbrances, if any and Name of Mortgagor/ owner and the Type of the Possession & BAANKNET Property ID
Sakkardara Nagpur Branch (Branch Manager : Shri Ashok Masram Mob. No. 6351259245)		
1.	1. MR. VIJAY SITARAM HEDAU (Borrower/Mortgagor) 2. MRS. ALKA VIJAY HEDAU (Guarantor) Address: Flat No.301, Sai-Naman -IV Apartment, Plot No. 100, Sadguru Nagar, Manewada, Nagpur-440027	Possession Type: Physical All that piece and parcel of Apartment No.301 admeasuring about 92.902 Sq Mtr, on 3rd floor, in the building known as "SAI-NAMAN-IV" constructed on Plot No.100 in the layout of "sadguru saran sewa samitee" under KH No. 73/1k, City Survey No.597, Sheet No.56, 57, 61, Ward No.14, P.H. No.39, situated at Sadguru Nagar, Mouza Manewada, Nagpur-440 027. The Property is Bounded as: EAST- PLOT No.101, WEST-PLOT No.99 NORTH-PLOT No.88, SOUTH-ROAD,
		Reserve Price Rs. 35,00,000/- EMD - Rs. 3,50,000/-
Total Dues in Rs. 24,82,052/- as on 18.03.2025 with further interest, costs, other charges and expenses thereon.		

Prior Encumbrance: Not known to bank
 Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider **PSB Alliance Pvt. Ltd** to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with **PSB Alliance Pvt. Ltd.** and EMD status, please contact **support.baanknet@psballiance.com**. For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact **Helpdesk No. 8291220220**
 Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.

Place: Nagpur Date: 16.04.2026	Authorized Officer, Indian bank
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DEBTS RECOVERY TRIBUNAL NAGPUR who had issued the Recovery Certificate dated **04/12/2025** in **OA/380/2023** to pay to the Applicant Bank(s)/Financial Institution(s) **State Bank of India**, the sum of **Rs. 28,11,773/- (Rupees Twenty Eight Lakhs Eleven Thousand Seven Hundred Seventy Three Only)** along with pendentelite and simple future interest (yearly) @9% p.a. w.e.f. **16/03/2023** till realization and costs of **Rs. 43,050 (Rupees Forty Three Thousand Fifty Only)** and whereas the said amount has not been paid, the undersigned has ordered the sale of Undermentioned immovable property.

2. You are hereby informed that the **20/05/2026 at 10.30 A.M.** has been fixed for drawing up the Proclamation of sale and settling the terms thereof. You are requested to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attached to the said properties or any portion thereof.

Specification Of Property
Schedule-I

(Mortgaged Property of Defendants No. 2 to 4 being legal heirs and successors of deceased borrower Shri. Pravin Narayan Puri)

All that property consisting of land admeasuring 201.87 Sq.Mtrs. Gut No. 278, along with residential house named Aditya Bhavan, House No. 1326, Ward No. 5, Kharbi Road, Shreeram Nagar, Mouza, Motala, Tah. Motala, Dist. - Buldhana and bounded as under :

On the East	: Plot of Mr. Balchand Naik
On the West	: Plot of Mr. Digamber Khandare
On the North	: Plot of Mr. Tomar
On the South	: Road

Given under my hand and the seal of the Tribunal, on this date : 20/03/2026.

Shrihari Shashikant Pargaonkar
Recovery Officer - I
Debts Recovery Tribunal, Nagpur



 HDFC BANK We understand your world								
Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1,9,A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025								
E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002								
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".								
Sr. No.	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price (Rs.)	Date Of Inspection	Date of E-Auction and time		
				Earnest Money Deposit (Rs.)				
1.	1. CHOUKSE BHANGAR C/O NEAR HP PETROL PUMP AJNI RADKE KAMPTEE, NAGPUR-441002 2. NARESH C CHAUKSE, 3. SARJO CHOUKASE 2 & 3 At: NEAR PRADHNAPITH SCHOOL I P NAGAR, KAMPTÉE, NAGPUR-441002, MAHARASHTRA. 4. NIKHLIN CHOUKHEY (Proprietor) OPPOSITE PRAGAAYATHI SCHOOL, MODI PADAV KA, I P NAGAR, KAMPTÉE, NAGPUR-441002, MAHARASHTRA. Also At: NEAR HP PETROR PUMP,AJNI RADKE, KAMPTÉE, NAGPUR-441002,MAHARASHTRA.	Rs. 38,37,522.73/- As on 14-Oct-2024	All that piece and parcel of Undivided 10.09 % share and interest in All that piece and parcel of land bearing Plot no. 48 admeasuring (20.88 + 12.192)/2 Mtrs. 27.56 cft upto 455.70 Sq. Mtrs. (4905 Sq. Mtrs.) being a portion of the land bearing khasra No. 179/2 Mouza Zingabai Takli P.S.K 11, Together with the entire R.C.C. superstructure comprising an Apartment No. 102, covering a super build up area of about 90.579 sq. ft. Mtrs, 975 sq. ft. on the First Floor of a building constructed thereon and known and styled as " Smita Enclave " bearing Nagpur Municipal corporation House no. 605/A/48, City Survey No. 300 and sheet No. 959/62 of Mouza Zingabai Takli Nagpur situated at Chhindwada Road, Zingabai Takli Nagpur, within the limits of Nagpur Municipal Corporation Ward no. 61, Tahsil and Dist. Nagpur and bounded as under; East : Chhindwada Road, West : Plot No. 6 and 7, North :- Plot no. 47, South :- 30.ft. wide road .	Rs. 53,62,500/-	19-05-2026 BETWEEN 11.00 AM to 2.00 PM	22-05-2026 At 11 AM to 12 NOON with unlimited extension of 5 Mins.		
				Rs. 5,36,250/-				
*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 Retail PortFolio Management., HDFC BANK LTD , 2nd floor at Capital One, Plot no. 1,9,A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025 on any working day or can be downloaded from https://hdcbank.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 of HDFC Bank Ltd at Retail PortFolio Management., HDFC BANK LTD , 2nd floor at Capital One, Plot no. 1,9,A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025 on or before 19.05.2026 III 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 Nagpur. 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. 1,00,000/-. 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 herself/himself also needs to be provided. 1. 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. 2. 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://hdcbank.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://hdcbank.auctiontiger.net. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose. 3. 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. 4. 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. Rupesh Mungule on 8408010697 & Mr. Sunil Kumthekar on 9376139596 or Email: sunil.kumthekar@hdfcbank.com and Officials of e-Procurement Technologies Limited (Auction Tiger), Ahmedabad. Bidder Support Numbers : 09215562818/9265562821/9265562819, 079-68136880/ 881/ 837/ 842, Email : support@auctiontiger.net, Ram prasad & Riklin (NPA e Auction) Mobile : 9978591888 & 6351896833 Email : ramprasad@auctiontiger.net & riklin@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.								
Date : 18/04/2026 Place : Nagpur Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013								
					HDFC Bank Limited s/d Authorised Officer			