

AUCTION AUCTION AUCTION AUCTION AUCTION AUCTION

HDFC BANK
We understand your world

HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd.; Dept For Special Operations, 5th Floor, Ansal Classique Tower, Plot No.1, Near Community Centre, J Block,
Rajouri Garden, New Delhi-110027

**E-AUCTION
SALE NOTICE**

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s), Guarantor(s) and security providers named below ("Obligors") that the below described immovable property mortgaged/charged to the Bank ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" on 17/03/2020, for recovery of below mentioned amounts due to the Secured Creditor from the Obligors against the below given reserve price and the earnest money deposit. The sale of the below-mentioned immovable mortgaged Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankauctions.com>.

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of Property	Amount as per Demand Notice Date	Inspection Date and Time	Reserve Price		Date/ Time of e-Auction	Last Date for Receipt of Bids
						EMD	Bid Increase Amount		
1	HDFC Bank Ltd, Delhi M/s Zenica Cars India Pvt. Ltd., Account No.: 05722790000051	Mortgagors: Mr. Rash Pal Singh Todd, Mr. Mandhir Singh Todd. Guarantors: Mr. Rash Pal Singh Todd, Mr. Mandhir Singh Todd, Mr. Ajit Singh, Mr. Dabinder Singh, Mrs. Balbinder Kaur, M/s Zenica Auto Services Pvt. Ltd., Zenica Performance Cars Pvt. Ltd.	Item No. 1: Freehold Property being Ground Floor, Orchid Centre, Sector 53, Golf Course Road, Gurugram measuring 13605 square feet (super area) ("Orchid Centre Property")	Rs. 76,16,44,871.91 06th September 2018 Dues as on 31.08.2018 with further interest along with the costs and expenses till the date of full and final payment.	07/03/2020 11.00 A.M. to 12.00 P.M.	Rs.30,00,00,000/- Rs.3,00,00,000/- Rs.5,00,000/-	23/03/2020 10.30 A.M. to 11.30 A.M.	19/03/2020 till 4.00 P.M.	Name of Authorised Officer/Phone No./Email Id : Mr Anirudh Bhargav :Mobile: 8802112088 anirudh.bhargav@hdfcbank.com
2	HDFC Bank Ltd, Delhi M/s Zenica Performance Cars Pvt Ltd., Account No.: 05722930000010 / 82140697	Mortgagor : M/s Zenica Performance Cars Pvt Ltd Guarantors: Mr. Rash Pal Singh Todd, Mr. Mandhir Singh Todd Mrs. Balbinder Kaur,	Item No. 2: Freehold Property being all that piece and parcel of the Commercial Space Total covered area measuring 13472 square feet bearing Unit No. G01, located on Ground Floor measuring covered area 8299 square feet (super area measuring 16598 square feet) & Unit No. F01, located on First Floor, measuring approximately covered area 5173 square feet (super area measuring 10346 square feet) comprised in Tapasya Corporate Heights, Sector-53, forming part of revenue estates of Wazirabad and Haiderpur Viran, Tehsil & District Gurgaon. ("Tapasya Heights Property")	Rs.16,70,27,751.15 06th September 2018 Dues as on 31.08.2018 with further interest along with the costs and expenses till the date of full and final payment	07/03/2020 12.00 P.M. to 01.00 P.M.	Rs.66,00,00,000/- Rs.6,60,00,000/- Rs.10,00,000/-	23/03/2020 02.30 P.M. to 03.30 P.M.	19/03/2020 till 4.00 P.M.	Name of Authorised Officer/Phone No./Email Id : Mr Anirudh Bhargav : Mobile : 8802112088 anirudh.bhargav@hdfcbank.com

Note:

- The Orchid Centre Property and the Tapasya Heights Property ("Properties") have been cross collateralized in loan Account of M/s Zenica Cars India P Ltd and M/s Zenica Performance Cars P Ltd.
- One M/s Monika Infrastructure Pvt. Ltd., the builder of the Tapasya Heights Property has filed a commercial suit bearing No. CS/68/2019 before the District Court, Gurugram, Haryana with respect to Tapasya Heights Property wherein the said Plaintiff has claimed an amount of Rs.2.55 crores along with interest. Further, there is also one securitisation application bearing No. 227 of 2019 pending before DRT, Chandigarh filed by M/s Monika Infrastructure Pvt. Ltd. with respect to Tapasya Heights Property claiming a sum of Rs.2.55 crores besides interest therein. No restraint order has been passed by the said court / Tribunal in those matters against the Bank. Monika Infrastructure Pvt. Ltd. /other miscreants has/ have illegally put locks on two, out of three gates of the common passage of the Tapasya Heights Property against which the Bank has lodged a complaint with police authorities, which is pending investigation.
- The finalization of the sale will be subject to the orders of the Hon'ble High Court of Delhi at New Delhi in WP(C) No. 10242/2019, wherein the Bank has inter alia challenged the provisional attachment order dated 02.09.2019 passed by the Enforcement Directorate and leave has been granted by the Hon'ble High Court vide order dated 16.10.2019 to the Bank to sell the immovable mortgaged Properties by recourse to the SARFAESI Act. Further, the proceedings before the Adjudicating Authority has also been stayed by the Hon'ble Delhi High Court by subsequent order dated 13.01.2020 passed in the said WP(C) No. 10242/2019.

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 & upload required documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 50200006492171, Name of the Account : ONLINE AUCTION ACCOUNT-RPM LEGAL, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 50200006492171 latest by 4.00 P.M. on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there are no encumbrance or claims except as disclosed as per Banks's record with respect to the Properties including statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any and it will be liability of the buyer. The intending bidders should make their own independent inquiries regarding the encumbrances, title of Properties & to inspect & satisfy themselves. **Properties can be inspected strictly on the above mentioned date 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 our service provider M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr Vinod Chauhan Mobile: 9813887931, Help Line e-mail ID: support@bankauctions.com and for any property related query may contact the Authorized Officer as mentioned above in office hours during the working days. (10:00 A.M. to 5:00 P.M.).
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers so received or cancel the auction, without assigning any reasons whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERMS AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankauctions.com)

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

This may also be treated as notice under Rule 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 the date of Auction, failing which the Properties will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 02-Feb-2020, Place: Delhi.

Authorised Officer, HDFC Bank Ltd.

AUCTION AUCTION AUCTION AUCTION AUCTION AUCTION

Terms and Conditions of E-Auction for sale of immoveable mortgaged properties more particularly described in the Schedule herein below (hereinafter referred to as the “Mortgaged Properties”) under SARFAESI Act 2002, the E-Auction Notice of which was Published in newspapers namely “Hindustan Times” (English), “Times of India” (English) & “Navbharat Times” (Hindi) on 02-Feb-2020.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The Bank under SARFAESI Act has taken possession of the Mortgaged Properties described in the schedule herein below.
2. The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “whatever is there is and without recourse”.
3. To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any of the Mortgaged Properties, except as disclosed in the publications. 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 Mortgaged Properties, 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 Mortgaged Properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The concerned Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their 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 through NEFT / RTGS in the following Account: 50200006492171, Name of the Account : ONLINE AUCTION ACCOUNT-RPM LEGAL, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 50200006492171 latest by 4.00 P.M. on or before the respective dates mentioned in the auction notice. The NEFT/RTGS shall only be done from the account of the intending bidders and the details of which shall be mentioned in the web portal. DD/Pay order drawn in favour of HDFC Bank Ltd to be payable at New Delhi drawn on any scheduled commercial Bank along with letter of participation in the bid, shall reach to the concerned Authorised Officer on /or before 16.00 hrs on the respective dates mentioned in the auction notice at HDFC Bank Ltd Department For Special Operations, 5th floor, Ansal Classique Tower, Plot No1, Near Community Centre, J Block, Rajouri Garden, New Delhi-110027.
6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT / RTGS Challan or Copy of Demand Draft along with letter of participation ; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal:

<https://www.bankeauctions.com>) AFTER DULY FILLING UP & SIGNING IS ALSO REQUIRED

7. The interested bidders who 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 : 0124-4302020/21/22/23/24 , Mr. Vinod Chauhan Mobile : 9813887931, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **Mr. Anirudh Bhargav (Authorised Officer); MOBILE No: 8802112088; e-mail ID: anirudh.bhargav@hdfcbank.com** during office hours on the working days. (10 A.M. to 5 P.M.)
8. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
9. The interested bidder has to submit his / her Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before the respective dates mentioned in the auction notice till 4 PM, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the concerned Authorised Officer.
10. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited.
11. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall subject to confirmation be declared as a Successful Bidder by the concerned Authorised Officer/ Secured Creditor, after required verification.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorised Officer. In case of default in payment by the successful bidder within the stipulated time period, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
13. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
14. The concerned Authorised Officer is not bound to accept the highest offer and the concerned Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
15. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.
16. Any issue with regard to network connectivity during the course of bidding online shall be the

sole responsibility of the bidder and no claim in this regard shall be entertained. The intending bidders should register their name at <https://www.bankeauctions.com> and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by C1 India Pvt. Ltd. for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal

17. Bidding in the last moment should be avoided in the bidders own interest as neither the HDFC BANK LTD. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
18. On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorised Officer exercising the power of sale shall issue Sale Certificates for the immovable property in favour of the purchaser(s) in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
19. The auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner(s) of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
20. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
21. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
22. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the property. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders

Schedule of the Properties:

1. Freehold Built up Property on Ground Floor, Orchid Centre, Sector 53, Golf Course Road, Gurugram admeasuring 13605 square feet (super area) ("**Orchid Centre Property**")
2. Freehold Property being all that piece and parcel of the Commercial Space Total covered area measuring 13472 square feet bearing Unit No. G01, located on Ground Floor measuring covered area 8299 square feet (super area measuring 16598 square feet) and Unit No. F01, located on First Floor, measuring approximately covered area 5173 square feet (super area measuring 10346 square feet) comprised in Tapasya Corporate Heights, Sector-53, forming part of revenue estates of Wazirabad and Haiderpur Viran, Tehsil & District Gurgaon . ("**Tapasya Heights Property**")

Date: 02-Feb-2020

Sd/-

Authorised Officer

Place: New Delhi.

HDFC BANK LIMITED