



We understand your world

Head Office:
HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Branch Office:
Dept. of Special Operations, Peninsula Business Park, B-Wing,
4th Floor, Dawn Mills Compound Ganpat Rao Kadam Marg, Lower Parel (W), Mumbai-400013

E-AUCTION SALE NOTICE

'PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES
LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS : 01st September, 2017 UPTO 4:00 PM

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 had taken 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 BASIS, AS IS WHAT IS 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 /Movable Properties

Name of the Branch & Account	Name of the owner & Guarantor of the Property	Details of Property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date/Time of E-Auction
			Demand Notice Date		EMD	
HDFC Bank, Mumbai M/s Brightlands Resorts Pvt Ltd. Moulena Azad Road, off. M. G. Road, Malheran, Taluka Karjat, Dist: Raigad	M/s Brightlands Resorts Pvt Ltd. Guarantors: Mr. Adi Soli Bharucha Mrs. Hutokshi Adi Bharucha Mr. Hooshan Adi Bharucha Mr. Asjes Adi Bharucha	All the part and parcel of Lease hold land bearing Plot No. 54 (A-1,A-2,A-3) shown as 26,176.60 sq. mtrs. In Notice under section 13(2) and in the Mortgage Deed land area is shown as 26,156 sq mtrs being and lying at Moulena Azad Road, Off M. G. Road, Malheran, Dist. Raigad, Maharashtra, and structures standing thereon comprising of, Inter alia, 63 Rooms along with moveable's such as Inverters Generators, Transformer, Motor Pumps, Gas Boiler, Solar water Heaters, Freezer, Air conditioners, Fridge and Spares, Electrical installations, Furniture and fixtures and all other movable assets (collectively referred to as "Resort Building and Structures along with Plant & Machinery). Lease Hold land vide 3 Regd. Lease Deeds all dated 8 th April, 1953, lease period renewed for a period up to 31 st July, 2028 as per 3 separate orders of the Dist. Collector dated 14 th June, 2000.	Rs. 9,31,95,087.18 16 th November 2007 Dues as on 01.11.2007 with further interest @15.50% p.a. with monthly rests and penal interest @2.50% from 01.11.2007 till the date of full and final payment under the Term Loan accounts	10 th August, 2017 & 11 th August, 2017 12:00 Noon to 05:00 P.M.	Rs. 8,20,00,000/- EMD Rs. 82,00,000/- Bid Increase Amount Rs. 5.00 Lacs	05/09/2017 2.30 P.M. to 3.30 P.M. With Unlimited extension of 5 Minutes each

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. 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, except claim of Rs. 21.22 lacs received from Sales Tax Dept. towards service dues of the company. 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property 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. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above mentioned dates and time.
- The interested bidders shall submit their EMD details and 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 EITHER through NEFT / RTGS in the following Account: 02400930000063, Name of the Account: FUNDS TO BE CLEARED : 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.
- 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 : 0124-4302020/21/22/23/24, Mr. Ganesh Patil Mobile : 09821690968. Help Line e-mail ID: support@bankauctions.com and for any property related query may contact the concerned Authorized Officer as mentioned above in office hours during the working days. (10.00 AM to 5.00 PM)
- 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/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

(FOR DETAILED TERM 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

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 1st August, 2017
Place: Mumbai

S/-
Akbar Panjwani,
Authorized Officer, HDFC Bank Limited (Mobile No: 9322606673)

Times of India dated 1st August 2017

Terms and Conditions of sale of Immoveable properties more particularly described in the Schedule herein below under SARFAESI Act 2002. Auction Notice for which were published in the newspaper namely Times of India, Indian Express, Free Press Journal, Loksatta and Navshakti dated 1st August 2017.

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 properties described in the schedule herein below.
2. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
3. To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting 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 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 EMD 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: 02400930000063, Name of the Account :FUNDS TO BE CLEARED - DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 latest by 4.00 p.m. on or before the dates mentioned in the table above. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
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 ; 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. UPLOADED 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 Ganesh Patil Mobile: 9821690968, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact Mr. Akbar Panjwani (Authorised Officer); MOBILE No: 9322606673; e-mail ID: akbar.panjwani@hdfcbank.com; In office hours during the working days. (10 AM to 5 PM)
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 their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before on/ before the dates mentioned in the table up to 4:00 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. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned in sale notice) 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 be declared as a Successful Bidder by the concerned Authorised Officer/ Secured Creditor, after required verification.
11. 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, 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.
12. 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.
13. 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.

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 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.

Schedule of the Property:

All the part and parcel of Lease hold land bearing Plot No. 54 (A-1,A-2,A-3) shown as 26,176.60 sq mtrs in Notice under section 13(2) and in the Mortgage Deed land area is shown as 26,156 sq mtrs being and lying at Moulana Azad Road, Off M. G. Road, Matheran, Dist. Raigad, Maharashtra, and structures standing thereon comprising of, inter alia, 63 Rooms along with moveable's such as Inverters Generators, Transformer, Motor Pumps, Gas Boiler, Solar water Heaters, Freezer, Air conditioners, Fridge and Spares, Electrical installations, Furniture and fixtures and all other movable assets (collectively referred to as "Resort Building and Structures along with Plant & Machinery) Lease Hold land vide 3 Regd. Lease Deeds all dated 8th April, 1953, lease period renewed for a period up to 31st July, 2028 as per 3 separate orders of the Dist. Collector dated 14th June, 2000.

Date: 1st August 2017

Sd/-

Authorised Officer

Akbar Panjwani

Place: Mumbai

HDFC BANK LIMITED