



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

Regional Office: HDFC Bank Ltd.; Dept For Special Operations, Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, ITO, New Delhi- 110002

### **E-AUCTION SALE NOTICE**

#### **PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of immovable properties mortgaged to Banks under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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) that, the Authorized Officer(s) of HDFC BANK LTD had taken possession of the following property/ies pursuant to demand raised vide notice(s) 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 dues of HDFC Bank & IDFC FIRST Bank 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 aforementioned Bank’s dues by sale of the said property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>

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

S. S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Physical possession with	Demand Notice of HDFC Bank and IDFC First Bank.	Inspection Date and Time	Reserve Price	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Concerned Officer for Inspection of Properties /Phone No./Email Id
					Demand Notice Date of HDFC Bank and IDFC FIRST Bank		EMD			
							Bid Increase Amount			
1	HDFC Bank Ltd , Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 02172790001543  IDFC FIRST Bank Ltd , Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 10014841819	Mortgagor / Guarantor: Rajesh Kapoor Rita Kapoor Deepak Kapoor Karan Vir Kapoor Bharat Chawla	<b>Item No. 1</b> Residential property No. 216, situated in Block A-3, Paschim Vihar, Delhi admeasuring 150 sq yards	IDFC FIRST Bank	<b><u>HDFC Bank Ltd</u></b> Rs. 40,98,93,916.47 Date of Demand Notice – 24-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 under the Loan account <b><u>IDFC FIRST Bank Ltd</u></b> Rs. 21,46,96,180/- Date of Demand Notice – 20-November-2018 Dues as on 31.10.2018 with further interest along with the costs and expenses till the date of full and final payment under the Loan account	23.02.2024  11.00 AM to 12.00 PM	Rs. 6,00,00,000/-  Rs. 60,00,000/-  Rs. 1,00,000/-	11.03.2024  10.30 AM to 11.30 AM	7.03.2024  Upto 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 <a href="mailto:neeraj.mahajan@hdfcbank.com">neeraj.mahajan@hdfcbank.com</a>
2	HDFC Bank Ltd , Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 02172790001543  IDFC FIRST Bank	Mortgagor / Guarantor: Rajesh Kapoor Rita Kapoor Deepak Kapoor Karan Vir Kapoor Bharat Chawla	<b>Item No. 2</b> Portion consisting of One Shop on Ground Floor (1020 sq feet), One Mezzanine Floor (254 sq feet) and other First Floor (314.20 sq feet), part of commercial property no.4067-68, situated at Ward No.	IDFC FIRST Bank	<b><u>HDFC Bank Ltd</u></b> Rs. 40,98,93,916.47 Date of Demand Notice – 24-September-2018 Dues as on 31.08.2018 with further interest along with the costs and expenses	23.02.2024  1.00 PM to 2.00 PM	Rs. 5,85,00,000/-  Rs. 58,50,000/-  Rs. 1,00,000/-	11.03.2024  12.00 PM to 1.00 PM	7.03.2024  Upto 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 <a href="mailto:neeraj.mahajan@hdfcbank.com">neeraj.mahajan@hdfcbank.com</a>

	Ltd , Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 10014841819		III, Naya Bazar, Delhi		till the date of full and final payment under the Loan account <b><u>IDFC FIRST Bank Ltd</u></b> Rs. 21,46,96,180/- Date of Demand Notice – 20-November-2018 Dues as on 31.10.2018 with further interest along with the costs and expenses till the date of full and final payment under the Loan account					
3	HDFC Bank Ltd, Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 02172790001543  IDFC FIRST Bank Ltd, Delhi  M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 10014841819	Mortgagor / Guarantor: Rajesh Kapoor Rita Kapoor Deepak Kapoor Karan Vir Kapoor Bharat Chawla	<b>Item No. 3</b> Residential property being Plot No. 753, Sector 9/9A situated at Bahadurgarh, Jhajjar, Haryana admeasuring 255.82 sq yards	Open Plot  HDFC BANK(SYMBOLIC)	<b><u>HDFC Bank Ltd</u></b> Rs. 40,98,93,916.47 Date of Demand Notice – 24-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 under the Loan account <b><u>IDFC FIRST Bank Ltd</u></b> Rs. 21,46,96,180/- Date of Demand Notice – 20-November-2018 Dues as on 31.10.2018 with further interest along with the costs and expenses till the date of full and final payment under the Loan account	23.02.2024  2.30 PM to 3.30 PM	Rs. 1,22,00,000/-  Rs. 12,20,000/-  Rs. 1,00,000/-	11.03.2024  1.30 PM to 2.30 PM	7.03.2024  Upto 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 <a href="mailto:neeraj.mahajan@hdfcbank.com">neeraj.mahajan@hdfcbank.com</a>
4	HDFC Bank Ltd , Delhi  M/s Deepak Enterprises	Mortgagor / Guarantor: Rajesh Kapoor Rita Kapoor	<b>Item No. 4</b> Commercial property No.2674, 3 <sup>rd</sup> Floor, situated at Jatwara, Naya Bazar, Delhi-	IDFC <b><u>FIRST</u></b> Bank	<b><u>HDFC Bank Ltd</u></b> Rs. 40,98,93,916.47 Date of Demand Notice – 24-	23.02.2024  4.00 PM to 5.00 PM	Rs. 22,00,000/-  Rs. 2,20,000/-  Rs. 50,000/-	11.03.2024  3.00 PM to 4.00 PM	7.03.2024  Upto 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 <a href="mailto:neeraj.mahajan@hdfcbank.com">neeraj.mahajan@hdfcbank.com</a>

Proprietor Mr. Rajesh Kapoor Account No. 02172790001543  IDFC FIRST Bank Ltd , Delhi M/s Deepak Enterprises Proprietor Mr. Rajesh Kapoor Account No. 10014841819	Deepak Kapoor Karan Vir Kapoor Bharat Chawla	110095 admeasuring 60 sq yards		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 under the Loan account <b><u>IDFC First Bank Ltd</u></b> Rs. 21,46,96,180/- Date of Demand Notice – 20- November-2018 Dues as on 31.10.2018 with further interest along with the costs and expenses till the date of full and final payment under the Loan account					
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### **TERMS & CONDITIONS:**

1. The e-Auction is being held on “AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS”
2. 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 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.
3. To the best of knowledge and information of the Authorized Officer(s), there is 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 / Municipal Corporation Dues / electricity dues, charges/tax arrears etc, 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.**
4. 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@bankeauctions.com](mailto:support@bankeauctions.com)** and for any property related query may contact the **Authorized officer as mentioned above in office hours during the working days. (10:00 AM to 5:00 PM).**

5. 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.
6. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com))**

**STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

This may also be treated as notice u/r 8(6) Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ 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 dated interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**Date: 19.02.2024**

**Place: Delhi.**

**Authorised Officer**

**HDFC BANK LIMITED**

**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 “Financial Express” (English) & “Jansatta” (Hindi) on 19-Feb-2024.**

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 physical 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 Authorized Officer, there is no encumbrance, or claims except as disclosed as per Bank's record with respect to the Properties including statutory dues like property taxes, society dues, electricity dues etc. The Bank however shall not be responsible for any outstanding statutory dues / encumbrances / Municipal Corporation Dues / maintenance charges / electricity dues, charges/tax arrears etc, if any and it will be sole liability of the buyer. 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 and dues of any kind.
4. The Item Nos. 1 to 4 are in a pari-passu charge of HDFC Bank Ltd and IDFC First Bank (as mentioned in the table herein above).
5. It shall be the responsibility of the interested 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 on date & time mentioned against each property description.
6. The interested bidders shall submit their documents through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://hdfcbank.auctiontiger.net>) 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. 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 KYC documents i.e. Copy of PAN Card; Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc. and letter of participation in the bid , shall reach to the concerned Authorised Officer on /or before 04.00 PM on the respective dates mentioned in the auction notice at HDFC Bank Ltd Department For Special Operations, Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, ITO, Delhi- 110002.

7. After Registration (One Time) by the interested 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:// hdfcbank.auctiontiger.net](https://hdfcbank.auctiontiger.net)) AFTER DULY FILLING UP & SIGNING IS ALSO REQUIRED.
8. 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 No's: 0124-4302020/21/22/23/24, Mr. Vinod Chauhan Mobile: 9813887931, Help Line e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com) and for any property related query may contact Mr. Neeraj Mahajan (Authorised Officer); Mobile No.: 8527114180; e-mail ID: [neeraj.mahajan@hdfcbank.com](mailto:neeraj.mahajan@hdfcbank.com) during office hours on the working days. (10 A.M. to 5 P.M.). It will be the responsibility of the interested bidder to ensure that valid User ID/ Password has been generated.
9. Only interested bidders holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
10. 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 P.M., 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.
11. The interested 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.
12. 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 will 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.
13. 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 by way of Demand Draft only. The Earnest Money Deposit shall not bear any interest. The process to refund the EMD to the unsuccessful bidders shall be initiated immediately after the receipt of auction report but it may take 7-10 working days in refunding the EMD. 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.

14. The prospective qualified bidders may avail online training on e-Auction prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor E- Procurement Technologies Ltd. (Auction Tiger) 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.
15. 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.
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:// hdfcbank.auctiontiger.net](https://hdfcbank.auctiontiger.net) and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s 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 Certificate 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) and request for change of name will not be entertained at any stage, once the bid is submitted.
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, (including misuser charges payable to North Delhi Municipal Corporation, if any, in respect of Item No.15), taxes, rates, assessment charges, electricity dues, water dues, property tax, fees etc. owing to anybody/institution/authority.
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:**

**Item No. 1**

Residential property No. 216, situated in Block A-3, Paschim Vihar, Delhi admeasuring 150 sq yards

**Item No. 2**

Portion consisting of One Shop on Ground Floor (1020 sq feet), **One** Mezzanine Floor (254 sq feet) and other First Floor (314.20 sq feet), part of commercial property no.4067-68, situated at Ward No.III, Naya Bazar, Delhi

**Item No. 3**

Residential property being Plot No. 753, Sector 9/9A situated at Bahadurgarh, Jhajjar, Haryana admeasuring 255.82 sq yards

**Item No. 4**

Commercial property No.2674, 3rd Floor, situated at Jatwara, Naya Bazar, Delhi-110095 admeasuring 60 sq yards

**Date: 19-Feb-2024**

**Sd/-**

**Authorised Officer**

**Place: Delhi.**

**HDFC BANK LIMITED**