

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 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 for the properties mentioned below at Serial Nos. 4, 5 and 6, the possession of these properties is with the Hon’ble Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT) and for all the remaining immovable properties mortgaged/charged to the Bank (“Secured Creditor”), the physical possession of which has been taken by the Authorised Officer(s) of the Secured Creditor, will be sold on “AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS”, for the 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.bankeauctions.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	Inspection Date and Time	Reserve Price	Date/Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id
				Demand Notice Date		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 Guarantors: Mr. Rash Pal Singh Todd, Mr. Mandhir Singh 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.	10/08/2020 11.00 AM to 02.30 PM.	Rs.28,50,00,000/- Rs.2,85,00,000/- Rs.3,00,000/-	20/08/2020 10.00 AM to 11.00 AM	18/08/2020 up to 4.00 PM	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 Mrs.	Item No. 2 Freehold Property being all that piece and parcel of the Commercial Space Total 13472 square feet bearing Unit	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	10/08/2020 11.00 AM to 02.30 PM.	Rs.63,00,00,000/- Rs.6,30,00,000/- Rs.5,00,000/-	20/08/2020 11.30 AM to 12.30 PM	18/08/2020 up to 4.00 PM	Mr Anirudh Bhargav Mobile : 8802112088 anirudh.bhargav@hdfcbank.com

		Balbinder Kaur	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")	final payment					
3.	HDFC Bank Ltd , Delhi M/s G H Automotive Private Limited (A/c. No. 009127900004) M/s Gold Automotive Private Limited (A/c. No. 061227900000) M/s Kirpa Automotive Private Limited (A/c. No. 033127900000) M/s Ninestar Automotive Private Limited (A/c. No. 057127900000) M/s Rightway Motors (A/c. No. 061227900001)	Mortgagor / Guarantor: Mr. Gurcharan Singh (Since deceased) Through his LR Mr. Harjeet Singh Sahney, Guarantors: Mrs. Joginder Kaur (Since deceased) Through her LR Mr. Harjeet Singh Sahney, Mrs. Suneet Kaur, Mr. Harjeet Singh Sahney, Mr. Amandeep Singh Bedi, Mrs. Kanwaljeet Kaur Bedi	Item No. 3 Freehold Property being E-1/11, Model Town, Delhi measuring 284 square yds.	Rs.20,07,52,024.35 (Consolidated Amount) All notices dated 20-Oct-2015 Dues as on 30-Sep-15 with further interest along with the costs and expenses till the date of full and final payment under the Cash Credit Loan accounts	24/08/2020 11.00 AM to 02.30 PM.	Rs.10,51,00,000/- Rs.1,05,10,000/- Rs.2,00,000/-	02/09/2020 10.30 AM to 11.30 AM	31/08/2020 up to 4.00 PM	Mr Anirudh Bhargav Mobile : 8802112088 anirudh.bhargav@hdfcbank.com

		(Since deceased) Through her LR M/s Rightway Motors Private Ltd. M/s Sahney Associates Private Ltd							
4.	HDFC Bank Ltd, Delhi M/s. Jindal Agro International	Mortgagors: Mr. Dalip Jindal and Shaloo Jindal Guarantors: Mr. Dalip Jindal, Ms. Shaloo Jindal, Mrs. Ram Pyari	Item No. 4 Registered Mortgage of Land measuring 23 Bighas 04 Biswas of Khasra No. 26/21 (4-30.06.2018 with 26/22 further interest Min (2-3), 26/22 Min (2-13), 26/23 Min (0-4), 26/30 (1-0), 26/30 (0-4), 29/1 (4-16), 29/2 (4-16), 29/3/1 (0-18), 29/3/2 (0-7), 29/8 Min (0-11) and 29/9/1 Min (1-0) situated in the Revenue Estate of village Hamidpur, Delhi	Rs. 47,04,58,273.34 Date of Demand Notice: 20 th July 2018 Dues as on 30.06.2018 with further interest along with the costs and expenses till the date of full and final payment.	10/08/2020 2.00 PM to 3.30 PM.	Rs. 17,10,00,000/- Rs. 1,71,00,000/- Rs. 5,00,000/-	20/08/2020 10.30 AM to 11.30 AM	18/08/2020 up to 4.00 PM	Mr. Sanjay Sharma Mobile: 9811022575 sanjay.sharma@hdfcbank.com
5.	HDFC Bank Ltd, Delhi M/s. Jindal Agro International and M/s. Faqir Chand Dalip Kumar	Mortgagors: Mr. Dalip Jindal and Ms. Shaloo Jindal Guarantors: Mr. Dalip Jindal, Ms. Shaloo Jindal, Mrs. Ram Pyari Guarantors (Faqir Chand Dalip Kumar): Mr. Dalip Jindal, Ms. Shaloo Jindal, Ms. Disha Jindal, Mrs. Seema Jain, Mrs. Ram Pyari, M/s. Dalip	Item No. 5 Immovable property being One Room on First Floor having area of 27.09 Sqm and one Room on First Floor having area of 25.11 Sqm built on Northern side portion measuring 122 Sq. Yds, part of property no.4053-4055, measuring 244.4 Sq. Yards (correct 244) situated at Naya Bazaar, Lahori Gate, Delhi	M/s. Jindal Agro International Rs. 47,04,58,273.34 Date of Demand Notice: 20 th July 2018 Dues as on 30.06.2018 with further interest along with the costs and expenses till the date of full and final payment. M/s. Faqir Chand Dalip Kumar Rs. 19,21,30,586.11/- Date of Demand Notice: 20 th July 2018 Dues as on 30.06.2018 with	13/08/2020 11.30 AM to 1.00 PM.	Rs. 82,00,000/- Rs. 8,20,000/- Rs. 1,00,000/-	20/08/2020 12.00 PM to 01.00 PM	18/08/2020 up to 4.00 PM	Mr. Sanjay Sharma Mobile: 9811022575 sanjay.sharma@hdfcbank.com

		Jindal Agro Packaging Pvt. Ltd.		further interest along with the costs and expenses till the date of full and final payment.					
6.	HDFC Bank Ltd, Delhi M/s. Faqir Chand Dalip Kumar	Mortgagors: Ms. Shaloo Jindal Guarantors: Mr. Dalip Jindal Ms. Shaloo Jindal Ms. Disha Jindal Mrs. Seema Jain Mrs. Ram Pyari M/s. Dalip Jindal Agro Packaging Pvt. Ltd.	Item No. 6 Immovable property being Land Area Measuring 4 Bigha 16 Biswa of Khasra No.10/4/1 (2-8), 4/2 (2-8), situated in the revenue estate of Village Budhpur, Bijapur, Delhi	Rs. 19,21,30,586.11/- Date of Demand Notice: 20 th July 2018 Dues as on 30.06.2018 with further interest along with the costs and expenses till the date of full and final payment.	10/08/2020 11.00 AM to 12.30 PM.	Rs. 5,33,00,000/- Rs. 53,30,000/- Rs. 2,00,000/-	20/08/2020 01.30 PM to 02.30 PM	18/08/2020 up to 4.00 PM	Mr. Sanjay Sharma Mobile: 9811022575 sanjay.sharma@hdfcbank.com
7.	HDFC Bank Ltd, Delhi M/s. Faqir Chand Dalip Kumar	Mortgagor: Mrs. Seema Jain Guarantors: Mr. Dalip Jindal Ms. Shaloo Jindal Ms. Disha Jindal Mrs. Seema Jain Mrs. Ram Pyari M/s. Dalip Jindal Agro Packaging Pvt. Ltd.	Item No. 7 Immovable property situated at First Floor, Part of Property No.32, situated in Ashok Vihar, Block B4, Phase II, Delhi. admeasuring 80 sq. yards	Rs. 19,21,30,586.11/- Date of Demand Notice: 20.07.2018 Date of Possession: 09.11.2019 Dues with further interest along with the costs and expenses till the date of full and final payment	13/08/2020 03.00 PM to 04.30 PM	Rs. 62,00,000/- Rs. 6,20,000/- Rs. 50,000/-	20/08/2020 03.00 PM to 04.00 PM	18/08/2020 up to 4.00 PM	Mr. Sanjay Sharma Mobile: 9811022575 sanjay.sharma@hdfcbank.com
8.	HDFC Bank Ltd, Delhi R S Industries Pvt. Ltd (A/c. No. 058389700003 87) R S Automotive (A/c. No. 120376300013 31) Rmax Automotive (A/c. No. 502000025149 46)	Mortgagor /Guarantor: Mr. Mohit Kumar Sharma	Item No. 8 Industrial Property at Khasra No 4651/279, Surat Nagar Colony, Gurgaon, Haryana admeasuring 251 sq. yards	Rs. 4,10,57,452.56 (Consolidated Amount) Notice dated 11-Aug-2017 Dues as on 31-July-17 with further interest along with the costs and expenses till the date of full and final payment under the Cash Credit Loan accounts	24/08/2020 11.00 AM to 01.30 PM.	Rs.75,00,000/- Rs.7,50,000/- Rs.1,00,000/-	02/09/2020 10.30 AM to 11.30 AM	31/08/2020 up to 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 neeraj.mahajan@hdfcbank.com

9.	HDFC Bank Ltd, Delhi R S Industries P Ltd (A/c. No. 058389700003 87) R S Automotive (A/c. No. 120376300013 31) Rmax Automotive (A/c. No. 502000025149 46)	Mortgagor/Guarantor: Mr. Mohit Kumar Sharma	Item No. 9 Industrial Property at Khasra No 315,311/2 (3281/311), 316/1 Waka Abadi, Surat Nagar, Gurgaon, Haryana admeasuring 200 sq. yards	Rs. 4,10,57,452.56 (Consolidated Amount) Notice dated 11-Aug-2017 Dues as on 31-July-17 with further interest along with the costs and admeasuring expenses till the date of full and final payment under the Cash Credit Loan accounts	24/08/2020 11.00 AM to 01.30 PM.	Rs. 72,00,000/- Rs. 7,20,000/- Rs. 1,00,000/-	02/09/2020 12.30 PM to 01.30 PM	31/08/2020 up to 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 neeraj.mahajan@hdfcbank.com
10.	HDFC Bank Ltd, Delhi R S Industries P Ltd (A/c. No. 058389700003 87) R S Automotive (A/c. No. 120376300013 31) Rmax Automotive (A/c. No. 502000025149 46)	Mortgagor/Guarantor: Mrs. Radha Sharma	Item No. 10 Industrial Property at Khasra No 6317/175, 6319/175, Rajindra Park, Gurgaon, Haryana admeasuring 373 sq. yards	Rs. 4,10,57,452.56 (Consolidated Amount) Notice dated 11-Aug-2017 Dues as on 31-July-17 with further interest along with the costs and admeasuring expenses till the date of full and final payment under the Cash Credit Loan accounts	24/08/2020 11.00 AM to 01.30 PM.	Rs. 1,26,00,000/- Rs. 12,60,000/- Rs. 1,00,000/-	02/09/2020 02.30 PM to 03.30 PM	31/08/2020 up to 4.00 PM	Mr Neeraj Mahajan Mobile : 8527114180 neeraj.mahajan@hdfcbank.com
11.	HDFC Bank Ltd, Delhi M/s. Hana Motor Plaza Private Limited, INF A/c. No. 024004500338 16 & CC A/c. No. 5020001109388 2	Mortgagor: Mr. Girish Bhatia Guarantors: Mr. Girish Bhatia Mrs. Ritu Bhatia	Item No. 11 Residential Property bearing Flat no D-878, First Floor, New Friends Colony, New Delhi – 110065 admeasuring 300.4 sq. yds.	Rs. 6,76,98,215.87 Notice dated 17-May-2019 Dues as on 27.04.2019 with further interest along with the costs and admeasuring expenses till the date of full and final payment	24/08/2020 11.00 AM to 01.30 PM.	Rs. 4,15,00,000/- Rs. 41,50,000/- Rs. 1,00,000/-	02/09/2020 10.30 AM to 11.30 AM	31/08/2020 up to 4.00 PM	Mr. Sanjay Sharma Mobile: 9811022575 sanjay.sharma@hdfcbank.com

Note:

- A. The Orchid Centre Property and the Tapasya Heights Property have been cross collateralized in loan Accounts of M/s Zenica Cars India P Ltd and M/s Zenica Performance Cars P Ltd.
- B. 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 crore along with interest. Further, there is also one securitisation application bearing No. 227 of 2019 pending before Hon'ble DRT, Chandigarh filed by M/s Monika Infrastructure Pvt. Ltd. with respect to Tapasya Heights Property claiming a sum of Rs.2.55 crore besides interest therein. No restraint order has been passed by the said Court / Tribunal in those matters against the Bank. The Bank has also filed a criminal complaint bearing no. 03/2020 against Mr. Sumit Kalra & other employees of M/s Monika Infrastructure Pvt. Ltd. in the Court of Learned Chief Judicial Magistrate, Gurugram, which is pending adjudication.
- C. The finalization of the sale of the Orchid Centre Property and the Tapasya Heights Property 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 *interalia* 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:

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 properties mentioned from Serial No. 4, 5 and 6 are presently in the possession of Hon'ble Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT).
3. The interested bidders shall submit & upload their EMD details and required documents in 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.
4. To the best of knowledge and information of the Authorized Officer(s), there are no encumbrance except some misuse charges payable to North Delhi Municipal Corporation (if any) in respect of Item No.3, 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.
5. 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 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.).**
6. 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.
7. **(FOR DETAILED TERMS AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.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: 19-Jul-2020

Authorised Officer

Place: Delhi.

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 “Hindustan Times” (English), “Hindustan” (Hindi) on 19-Jul-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 except the properties mentioned from Serial No. 4, 5 and 6, which are presently in the possession of Hon'ble Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT).
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 and except some misuse charges payable to North Delhi Municipal Corporation (if any) in respect of Item No.3. 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. 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.
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 04.00 PM 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 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://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 for the properties at Item No. 1 to 3, Mr. Sanjay Sharma Mobile No. : 9811022575 e-mail ID: sanjay.sharma@hdfcbank.com for the properties at Item No. 4 to 7 & 11, Mr Neeraj Mahajan Mobile No.: 8527114180 e-mail ID: neeraj.mahajan@hdfcbank.com for the properties at Item No. 8 to 10 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.
8. Only interested bidders 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 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.

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 interested 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, (including misuser charges payable to North Delhi Municipal Corporation, if any, in respect of Item No.3), taxes, rates, assessment charges, electricity dues, water dues, property tax, 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**")
3. Freehold Property being E-1/11, Model Town, Delhi admeasuring 284 square yds.

4. Registered Mortgage of Land measuring 23 Bighas 04 Biswas of Khasra No. 26/21 (4-12), 26/22 Min (2-3), 26/22 Min (2-13), 26/23 Min (0-4), 26/23 (1-0), 26/30 (0-4), 29/1 (4-16), 29/2 (4-16), 29/3/1 (0-18), 29/3/2 (0-7), 29/8 Min (0-11) and 29/9/1 Min (1-0) situated in the Revenue Estate of village Hamidpur, Delhi
5. Immovable property being One Room on First Floor having area of 27.09 Sqm and one Room on First Floor having area of 25.11 Sqm built on Northern side portion measuring 122 Sq. Yds, part of property no.4053-4055, measuring 244.4 Sq. Yards (correct 244) situated at Naya Bazaar, Lahori Gate, Delhi
6. Immovable property being Land Area Measuring 4 Bigha 16 Biswa of Khasra No.10/4/1 (2-8), 4/2 (2-8), situated in the revenue estate of Village Budhpur, Bijapur, Delhi
7. Immovable property situated at First Floor, Part of Property No.32, situated in Ashok Vihar, Block B4, Phase II, Delhi, admeasuring 80 sq. yards
8. Industrial Property at Khasra No 4651/279, Surat Nagar Colony, Gurgaon, Haryana admeasuring 251 sq. yards
9. Industrial Property at Khasra No 315,311/2 (3281/311), 316/1 Waka Abadi, Surat Nagar, Gurgaon, Haryana admeasuring 200 sq. yards
10. Industrial Property at Khasra No 6317/175, 6319/175, Rajindra Park, Gurgaon, Haryana admeasuring 373 sq. yards
11. Residential Property bearing Flat no D-878, First Floor, New Friends Colony, New Delhi – 110065 admeasuring 300.4 sq. yds.

Date: 19-Jul-2020

Sd/-

Authorised Officer

Place: New Delhi.

HDFC BANK LIMITED