

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd ; Dept For Special Operations, 2 nd floor , Indian Express Building,
Bahadur Shah Zafar Marg, New Delhi-110002



AUCTION SALE NOTICE PUBLIC NOTICE FOR AUCTION FOR SALE OF IMMOVABLE PROPERTIES AUCTION SALE NOTICE

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 mentioned 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 account 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 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 physical auction.

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the Borrower & Guarantors of the property	Amount as per Demand Notice	Details of properties	Date of Inspection & Time	Date/Time of Auction & Place of Auction	Last Date for Receipt of Bid Form and EMD	Reserve Price	Name of Authorised Officer/Phone No. / Email Id
		Demand Notice Date					EMD	
HDFC Bank Ltd. Nabha	Mortgagor : Durga Board and Paper Industries Ltd. (formerly known as Achal Paper Industries Ltd.)	INR 2,35,32,352.36	All that part and parcel of Total Industrial Land measuring 30 Kanal 1 Marla (18175 Sq. Yds.) consisting of 12 Kanal 3Marla comprising in Khosra No. 52/20, 21, 62/1/1, 1/2, Khewat No. 147/267 and measuring 17 Kanal 18 marla comprising in Khosra No. 62/8/2, 9/1/2, 62/12/2, 9/1/1 Khewat No. 146, 147, Khatuni No. 266, 267 situated at Village Dhangi, Malerkotla Road, Nabha owned by Achal Paper Industries Pvt Ltd (now known as Durga Board and Paper Industries Ltd.)	04.12.2019 from 02.00 PM to 03.00 PM	05.12.2019 12.00 Noon onwards At	05.12.2019 upto 11.00 AM	Rs. 1,10,00,000/- Rs. 11,00,000/- Rs. 1,00,000/-	Madhur Sharma 9356070006 Madhur.sharma@hdfcbank.com

HDFC Bank Ltd., First Floor, Millerganj, Adjoining Manju Cinema, G T Road, Ludhiana

Street, Near LBM College, Nabha. 2. Sh. Virender Kumar- 4527/11, Jai Mata Market, Tri Nagar, Delhi. 3. Sh. Abheeshi Goal- B-1/48, Ashok Vihar, Delhi. 4. Sh. Gopal Goal- C/o M/s Durga Board and Paper Industries Ltd., Village Dhangi, Malerkotla Road, Nabha Distt. Patiala. 5. Sh. Ajay Goal- B-1/53, Ashok Vihar-II, Delhi. 6. Sh. Manish Jain- BT-26, Shalimar Bagh, Delhi. 7. Sh. Rajesh Jain- M/s Durga Board and Paper Industries Ltd., Village Dhangi, Malerkotla Road, Nabha Distt. Patiala. 8. Sh. Ajit Singh Village Rohli, Tehsil Nabha, Distt. Patiala. 9. Sh. Raj Kumar, Basant Street, Nabha. 10. Smt Lata Rani, M/s Durga Board and Paper Industries Ltd., Village Dhangi, Malerkotla Road, Nabha Distt. Patiala.

Terms & Conditions : The Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS".

1. The intending bidders should send their bids in closed/sealed cover along with EMD as mentioned above (refundable without any interest to unsuccessful bidders) 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 "ONLINE AUCTION ACCOUNT-RPM LEGAL Account No. 50200006492171" payable at Ludhiana drawn on any scheduled commercial Bank along with tender form and letter of participation in the bid, so as to reach the Authorized Officer, on / for before dates as mentioned in above table at HDFC Bank Ltd at branches given in above table. The NEFT/RTGS shall only be done from the account of the intending bidders and the details of which shall be mentioned in the Tender form/Letter of Participation. Please note that the Cheques shall not be accepted as EMD amount. 2. The tender form and copy of terms and conditions of sale can be obtained upon payment of Rs. 100/- (non refundable) per form from Mr Madhur Sharma, HDFC Bank, Dept For Special Operations, 1st Floor, Millerganj, Adjoining Manju Cinema, G T Road, Ludhiana-141003) Phone number 9356070006, during the working hours and upto one hour before the time for submission of Bids as mentioned in above table and the offers should necessarily be made in this prescribed tender form only. Any such offers which are not submitted in the prescribed tender form would be liable for rejection. 3. Inspection of the property will be permitted to the intending bidders on the date and time mentioned above. The intending bidders shall have to take prior permission of the Authorized Officer for inspecting the property. 4. The sealed covers will be opened by the Authorized Officer at HDFC Bank Branch as mentioned in above mentioned table at the given timelines. 5. Bids below the reserve price would not be entertained. 6. 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. 7. The successful bidder should deposit 25% of the bid amount (inclusive of EMD) immediately or within such extended time as permitted by the Authorized Officer, through NEFT/RTGS or by way of pay order/DD drawn as above and the balance bid amount, i.e. 75% within 15 days from the date of confirmation of sale by the Secured Creditor/Authorized Officer or such extended period as may be agreed upon in writing within the parties but not exceeding three months. In case of default at any stage, all amounts deposited till then shall be forfeited including EMD. 8. After opening the tenders, the intending bidders may be given an opportunity, at the discretion of the Authorized Officer to have open inter-se bidding among themselves to enhance the offer price. 9. 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. 10. Offers are being invited for purchase of property/assets mentioned in above Column on "as is where is", "as is what is", "whatever is there is and without recourse" basis. 11. To the best of knowledge and information of HDFC Bank, there are no other encumbrances, statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for outstanding statutory dues/encumbrances/tax arrears, if any. The tenderer(s)/prospective purchaser(s) are advised in their own interest to satisfy himself/herself with regard to the above and other relevant details pertaining to the above mentioned property, before submitting the tenders. 12. The particulars specified have been stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission. 13. Earnest money of the unsuccessful bidder will be refunded on the same day or later on as decided by the Authorized Officer. Bidders should provide details of their Bank accounts such as Name of the Bank and Branch, IFSC Code number, Account Number etc. for the purpose of refund in the bid form. 14. On confirmation of sale by the Bank and if the terms of payment have been complied with, the Authorized 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). 15. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner 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 & Chalan for having remitted the TDS. 16. The Sale shall be subject to the local laws as applicable within the state where the property is situated. The successful bidder shall bear all stamp duty, Registration fees, incidental expenses etc., for getting the sale certificate registered. HDFC Bank Ltd/Authorized Officer reserves the right to accept or reject any bid or postpone or cancel the auction or opening of the tenders without assigning any reason and also to modify any terms and conditions of this sale without any prior notice. 17. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank. 18. 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. 19. Sale shall be subject to the local laws applicable within the state in which the property is situated. 20. Other terms and conditions for sale of immovable property are more particularly specified in the schedule attached with the tender form of bid/offer or our website www.hdfcbank.com.

STATUTORY 15 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 Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

DATE: 16.11.2019

PLACE : LUDHIANA

AUTHORISED OFFICER, HDFC BANK LTD.

Terms and Conditions of Auction for sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the Auction Notice of which was Published in Indian Express and Punjabi Jagran on 16 Nov 2019.

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

1. The Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "whatever is there is and without recourse".
2. To the best of knowledge and information of the concerned Authorised 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/ affecting the property, prior to submitting their bid.
3. The 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 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 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 "ONLINE AUCTION ACCOUNT-RPM LEGAL Account No. 50200006492171" on or before date and Time 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 to be payable at Ludhiana drawn on any scheduled commercial Bank along with letter of participation in the bid, shall reach to the Authorised Officer Mr Madhur Sharma on /or before timelines mentioned in the Auction Notice at HDFC Bank Ltd Dept For Special Operations , , 1st Floor, Plot and Shed number B—XV-168/1, Adjoining Manju Cinema, G T Road, Ludhiana, Punjab
6. 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
7. 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 but not exceeding 3 months. 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.
8. 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.
9. On confirmation of sale by the Bank and if the terms of payment have been complied with, the 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) Amendment 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).
10. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner 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.
11. 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.
12. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
13. 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

14. In case of e-Auction cases,

- a) 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 as per point 5 above.
- b) 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
- c) 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 Pandeep Singh Mobile: 09646796075**, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact **Mr. Madhur Sharma (Authorised Officer); MOBILE No: 9356070006 ;e-mail ID: madhur.sharma@hdfcbank.com** during office hours on the working days. (10 AM to 5 PM)
- d) Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
- e) The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on/ before 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.
- f) 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 be declared as a Successful Bidder by the concerned Authorised Officer/ Secured Creditor, after required verification.
- g) 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.
- h) 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.
- i) 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
- j) 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:

As mentioned in Auction Notice

Date: 16.11.2019

HDFC BANK LIMITED

Sd/-

Authorised Officer

Place: Ludhiana.