

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers (4 (four) Group Accounts), (1). M/s. Kalpataru Impex, (2). M/s. Kalpataru Cosmetics Private Limited, (3). M/s. Kalpataru Vanija Private Limited and (4). M/s. Shiv Prayag Enterprises, & Guarantors Mr. Amitav Agarwal (Guarantor / Mortgagee), Mr. Vikash Bairagari, Mr. Sushil Kumar Agarwal, Smt. Neha Agarwal (Guarantor / Mortgagee), Smt. Asha Agarwal and Mr. Nagendra Kumar Bairagari that the below described immovable properties mortgaged/charged to the HDFC Bank Limited as Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of HDFC Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 5th February 2020, for recovery of Rs.41,44,91,195.19p as on 29.02.2016 as per Demand Notice dated 1st March 2016 due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization, from Borrowers in the 4 (four) Group Accounts as mentioned below.

Name of Borrowers (Group Accounts)	Amount O/s. As on 29.02.2016
1) M/s. Kalpataru Impex, 2) M/s. Kalpataru Cosmetics Private Limited, 3) M/s. Kalpataru Vanija Pvt. Ltd., 4) M/s. Shiv Prayag Enterprises	1) Rs.25,09,36,601.40p, 2) Rs.8,78,15,954.32p, 3) Rs.7,23,21,525.39p, 4) Rs.54,16,912.81p. = TOTAL - Rs.41,44,91,195.19p

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Description of Immovable property	Inspection Date and Time	Reserve Price	Date / Time of e-Auction	Encumbrances
		EMD Bid Increase Amount		
1.) Unit No. 5B, 5th Floor with 5 covered parking spaces admeasuring 10908 sq.ft. in the building named and styled as "New Town Square Building", R.S. Dag No. 108, 102, 221, 274 (C. S. No. 109), Chinar Park Junction, Mouza Afghara, P.S. Rajarhat, Dist - North 24 Parganas, standing in the name of Kalpataru Cosmetics Pvt. Ltd.	28th January 2020 12:30 PM to 3:00 PM	Rs.5,60,00,000/-	5th February 2020 11.00 AM to 12.00 PM With unlimited extension of 5 Minutes each	Not Known
		Rs.56,00,000/-		
		Rs.5,00,000/-		
2.) Studio apartment No.916, on the 9th floor, admeasuring 610 sq.ft. With covered car parking P41 in basement in the building named and styled as "Kanadu" situated at Premises No. AS/275, LR Dag No. 3471, 3472, 3489, 3487(F), 3489 in Mouza Gopalpur, P.S. Airport, Dist - North 24 Parganas, Kolkata - 700 136 under Municipal Holding No. 2831f, Block A, Ward No. 5, Rajarhat Gopalpur Municipality, standing in the names of Smt. Neha Agarwal and Mr. Amitav Agarwal.	28th January 2020 11:00 AM to 1.00 PM	Rs.20,00,000/-	5th February 2020 11.00 AM to 12.00 PM With unlimited extension of 5 Minutes each	Not Known
		Rs.2,00,000/-		
		Rs.50,000/-		
3.) All that piece and parcel of vacant land admeasuring 8 cottahs situated at Mouza Jagaddal, Dag No. 949, LR Dag No. 1101, Khatian No. 998, Holding No. 47, 48 and 49 in Dutta Para Road, P.S. Sonarpur, Kolkata-700 151, Dist. South 24 Parganas, Ward No. 26 under Rajpur Sonarpur Municipality, standing in the name of Smt. Neha Agarwal.	29th January 2020 11:00 AM to 1.00 PM	Rs.41,00,000/-	5th February 2020 11.00 AM to 12.00 PM With unlimited extension of 5 Minutes each	Not Known
		Rs.4,10,000/-		
		Rs.1,00,000/-		

**TERMS & CONDITIONS:**

1. To the best of knowledge and information of the 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/ has put on auction and claims/ rights/ dues/ effecting 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 property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised 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 Authorised 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 properties & to inspect & satisfy themselves. Properties can be inspected strictly on the above mentioned dates and time. 2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> through Login ID & Password. The EMD shall be payable through Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of "HDFC BANK Limited" payable at "Kolkata". It should reach the office of the HDFC BANK LTD, at HDFC Bank Ltd., Dept. Of Special Operations, "Jardine House", 1st Floor, 4, Clive Row, Kolkata - 700001, latest by 3.00 p.m. on or before 04.02.2020. Offers below the Reserve Price / without EMD / qualified / conditional shall be disqualified. 3. The intending 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.Kingshuk Ghosh Mobile : 98836311699. Help Line e-mail ID: [support@bankauctions.com](mailto:support@bankauctions.com), [kolkata@ciindia.com](mailto:kolkata@ciindia.com) and for any property related query may contact the concerned Authorised Officer Saikat Mukherjee (Mobile: 9830290628), E Mail- [saikat.mukherjee@hdfcbank.com](mailto:saikat.mukherjee@hdfcbank.com) or at address as mentioned above in office hours during the working days. (10 AM to 4 PM). 4. The highest bid shall be subject to approval of HDFC Bank Limited. Authorised 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 terms and conditions of the sale, please refer to the link provided in [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankauctions.com](http://www.bankauctions.com)

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

The borrower/ guarantors in all 4 (four) Group (1). M/s. Kalpataru Impex, (2). M/s. Kalpataru Cosmetics Private Limited, (3). M/s. Kalpataru Vanija Private Limited and (4). M/s. Shiv Prayag Enterprises, 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: 16.01.2020  
Place: Kolkata

Sd/- Authorised Officer,  
HDFC Bank Ltd.

*The Times of India* 16.01.2020



**Detailed Terms and Conditions of sale of Immovable property more particularly described in the Schedule herein below under SARFAESI Act 2002 A/c - M/s. Kalpataru Impex, M/s. Kalpataru Cosmetics Private Limited, M/s. Kalpataru Vanijya Pvt Ltd & M/s. Shiv Prayav Enterprises**

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 property 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 Authorised Officer, there is no encumbrance on the 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. 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 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 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 Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of "HDFC BANK Limited" payable at Kolkata, should reach the office of the HDFC BANK Ltd at " Jardine House", 1st Floor, 4, Clive Row, Kolkata - 700001.
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 Demand Draft or Pay Order; 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/Aadhar 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 & signature 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, Udyog Vihar Phase-2, Gurgaon-122015, Haryana , Contact Person Mr. Kingshuk Ghosh, Mobile No.9836311889,, e-mail ID: [kolkata@c1india.com](mailto:kolkata@c1india.com), [kingshuk.ghosh@c1india.com](mailto:kingshuk.ghosh@c1india.com), Support Landline no +91 1244302020/2021/2022/2023/2024, Support Mobile Nos.: +917291981124/25/26 and for any property related query may contact: Saikat Mukherjee, Senior Manager & Authorised Officer - Dept. For Special Operations, HDFC Bank Ltd., Mobile No: 09830290628, e-mail ID: [saikat.mukherjee@hdfcbank.com](mailto:saikat.mukherjee@hdfcbank.com) in office hours during the working days.
8. Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft or Pay Order shall be eligible for participating in the e-Auction process.
9. The interested bidder has to submit their Bid Documents [EMD of Rs.4,10,000/-] and required documents (mentioned in Point No.6)] on/ before on/ before **04.02.2020 up to 3:00 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 Authorised Officer.
10. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Incremental Amount' as mentioned in the 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 on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized 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 forthwith 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 i.e. on the same day or not later than the next working day, as the case may be, after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer.** In case of default in payment by the successful bidder, the amount already deposited by the bidder 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 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/ registration fees and expenses/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
14. The Authorised Officer is not bound to accept the highest offer and the 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](http://www.hdfcbank.com) before submitting their bids and taking part in the e-Auction.
16. 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 bidder's 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 that piece and parcel of vacant land admeasuring 8 cottahs situated at Mouza Jagaddal, Dag No. 949, LR Dag No. 1101, Khatian No. 968, Holding No. 47, 48 and 49 in Dutta Para Road, P.S. Sonarpur, Kolkata – 700 151, Dist.: South 24 Parganas, Ward No. 26 under Rajpur Sonarpur Municipality, standing in the name of Smt. Neha Agarwal.**

Place: Kolkata  
Date: 16.01.2020

Sd/-

Authorised Officer  
HDFC Bank Ltd.