Terms and Conditions of sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002 A/C- M/s. Mahesana Sales Agency

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. The secured debt is for Borrower `1` viz. M/s Mahesana Sales Agency is Rs. 27,42,422.26/- as per Demand Notice dated 11/01/2018.

4. 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/ies 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.

5. 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 in advertisement.

6. 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: 024009300000063, 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 23.09.2019. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.

7. 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. 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

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., C-104, Sector – 2, Noida – 201301 (UP), Help Line No. 0120-4888888,+91-844753720 / +91-9810029923/33, Mr. Haresh Gowda : 91-9584597555 Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact Anil Sankhla (Mobile-09512999191), E Mail- anil.sankhla@hdfcbank.com In office hours during the working days. (10 AM to 5 PM)

9. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.

10. The Reserve Price for property is Rs. 11,25,000/- (Eleven Lakh Twenty Five Thousand Only).
11. The Earnest Money Deposit for property is Rs. 1,12,500/- (One Lakh Twelve Thousand Five Hundred Only)

12. 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 23.09.2019 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 in the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.

13. The E-auction, would take place on 30th September 2019 for property of schedule herein, at 2.00 PM to 3.00 PM

14. 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 Authorised Officer/ Secured Creditor, after required verification.

15. 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 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 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.

16. 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.

17. 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.

18. 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.


20. Intended bidder(s) shall hold a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital certificate and ensure access to a computer terminal/ system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim shall be entertained 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.
21. 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:**

1. Property bearing Shop No. 9 and 10 of First Floor of Sai Farna Which is situated in Survey No. 4769, Sheet No. 12 and 13 of Nava Deesa Sim Ta & Dist B K, admeasuring 30.61 Sq. Mtrs. owned by Mr. Tejas Jadav. Encumbrance- Not known

**Date:** 12th September, 2019

**Place:** Ahmedabad.

**Sd/-**

Authorised Officer
Anil Sankhla

HDFC BANK LIMITED
Department For Special Operations

SALE NOTICE

For Sale of Immovable Property

E-Auction

Property bearing Shop No. 9 and 10 of First Floor of Sei Farm which is situated in Survey No. 4769, Sheet No. 12 and 13 of Nova Deesa Sim Ta & Dist. B.K, admeasuring 50.61 Sq. Mtrs. owned by Mr. Tejas Jadhav.

TERMS & CONDITIONS:
1. The last date for payment of EMD and submission of Bid form & Documents to Authorized Officer at above address of Ahmedabad at 23rd September 2018 up to 04.00 PM.
2. 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, etc. on your own account. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or 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 against the property. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/etc. if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property, etc. to inspect and satisfy themselves. Properties can be inspected strictly on the above mentioned data and time.
3. The interested bidders shall submit their EMD details and documents through Web Portal: https://www.banksauctions.com (the user ID & Password can be obtained free of cost by registering with https://www.banksauctions.com through Login ID & Password. The EMD shall be payable either through NEFT/RTGS in the following Account: 424009300050063. Name of the Account: PUNDS TO BE CLEARED - DOC BERH. Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC00000000. Please note that the EMD/Deposit/Demand Draft shall not be accepted as EMD amount.
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, tracking the bidding process, etc. may contact: Ms. G1 India Pvt. Ltd., Plot No 38, Sarv Ulta Chok Bhavan, Udyog Vihar, Phase 2, Gurgaon, Haryana 122002. For any assistance regarding the EMD, Authorized Officer, Anil Ankharia (Mobile - 0915299191), email: anil.ankharia@hdfcbank.com at address as mentioned above in office hours during the working days (10AM to 5PM)
5. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/reject any or all of offers/bids as received without assigning any reasons whatsoever. His decision shall be final and binding.

For detailed terms and conditions, please refer to the link provided in the site www.hdfcsite.com and www.banksauctions.com

STATUTORY 15 DAYS NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

The banks/guarantors in account Mr. Mainesha Service Agent are hereby notified to pay the sum as mentioned above along with interest at the rate of 8% per annum and interest as per the Reserve Bank on the date of the notification, failing which the property will be auctioned and sold to the highest bidder, if any. The account will be recovered with interest and costs.

Date: 12.09.2018, Place: Ahmedabad