



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Park (West), Mumbai - 400 013 Regional Office: HDFC Bank Ltd : Dept For Special Operations, 5th Floor, Ansal Classique Tower, Rajouri Garden, New Delhi-110027

E-AUCTION SALE NOTICE PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 ("Rules"). Notice is hereby given to the public in general and to the Borrower/Mortgagor/Guarantor in particular that, the Authorized Officer of HDFC BANK had taken possession of the following property, being a secured asset, ("Property") pursuant to demand raised vide notice dated 09.05.2018 and 21.05.2018 issued under Sec 13(2) of the Act 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 etc. 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 Property The sale of the leasehold rights in the below-mentioned Property shall be conducted by way of E-Auction through Web Portal: <https://www.banksauctions.com>

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

S. No.	Name of the Branch & Account / Borrower	Name of the Mortgagor & Guarantors of the property	Details of property	Amount as per Demand Notice	Reserve Price	Inspection Date and Time
				Demand Notice Date	EMD Bid Increase Amount	
1.	HDFC Bank Ltd, Delhi M/s Hitech Grain Processing Pvt Ltd Account No.: 003LN06172210001 003LN06172840003 003LN10173000001 57500000002432	Mortgagors : Hitech Grain Processing Pvt Ltd Guarantors: Mrs. Asha Mittal Mr. Naresh Mittal Mr. Vipul Mittal	Leasehold rights in Property No.39 Block B, Sector 1, Noida District Gautam Budh Nagar, Uttar Pradesh-201301 admeasuring 6156 Sq meters together with all the buildings and structures thereon and all the plant, machinery, equipment and accessories attached to the earth or permanently fastened to anything attached to the earth.	Rs. 29,38,38,938.55 09th May 2018 Rs 29,38,38,938.55 Dues as on 05.05.2018 with further interest along with the costs and expenses till the date of full and final payment under the Term Loan account's. 21st May, 2018 Rs 22,44,84,745.11 Dues as on 18.05.2018 with further interest along with the costs and expenses till the date of full and final payment under the Cash Credit, Letter of Credit & Buyer Credit account's.	Rs.57,00,00,000/- Rs. 5,70,00,000/- Rs. 10,00,000/-	17/08/2023 02.00 PM to 03.00 PM.

Name of Authorized Officer/Phone No./Email ID : Mr Ankush Saini, Mobile : 9310998569, ankush.saini@hdfcbank.com

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.banksauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.banksauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 57500000904261 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. The interested bidders are also requested to submit 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 should carry their original for verification. 4. To the best of knowledge and information of the Authorized Officer, there is no encumbrance/statutory dues like property taxes, charges/tax arrears including any third party claim etc. if any and it will be the liability of the buyer and buyer may inquire it independently. 5. The following other cases are also pending in DRT for adjudication (i) SANo 53/2019 DRT II New Delhi, (ii) SANo 47/2019 DRT II New Delhi, (iii), and SANo 60/2019 and IA's filed therein DRT Lucknow, Uttar Pradesh. In none of the litigation any restraint order has been passed by the Hon'ble DRT against actions/measures to be taken by the HDFC Bank against the Property. 6. That as per order passed by Hon'ble National Company Law Tribunal (NCLT), in company petition. (IB) 2158/(ND)/2019 case title Arun Kumar Goel vs M/s Hitech Grain Processing Pvt Ltd, borrower is under the process of liquidation 2018 and this process of sale has been initiated as per permission for sale granted by Hon'ble NCLT vide order dated 23.12.2022 in the case no. I.A.3249/2022 in company petition. (IB) 2158/(ND)/2019 case title Arun Kumar Goel vs M/s Hitech Grain Processing Pvt Ltd. 7. That physical possession the secured asset/property has been obtained on dated 08.07.2022 from Ld. Liquidator Mr. Chanchal Dua appointed by Hon'ble NCLT in the I.A.No.5033/2020, Company Petition No.(IB)-2158 (ND)/2019. 8. The intending bidders should make their own independent inquiries regarding the encumbrances, title of Property/ies & to inspect & satisfy themselves. Property can be inspected strictly on the above-mentioned date and time. 9. 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: 0124-4382020/21/22/23/24, Mr Vinod Chauhan Mobile: 9813887631, Help Line e-mail ID: support@banksauctions.com and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days. (10 AM to 5 PM). 10. The Authorized officer reserve its right to cancel this auction/bid any time without assigning any reason. 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. If highest bidder fails to make payment as per terms & conditions of sale/auction, including provisions of the SARFAESI Act, 2002 then Authorized Officer may accept the bid of second highest bidder at his sole discretion, but it cannot be claimed as right by the second highest bidder. 11. (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.banksauctions.com)

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) RULE 9(1) 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 and proviso made thereunder, to borrowers/ and Guarantors/mortgagors of the above said loan about the holding of E-Auction Sale on the above mentioned date.
Date: 04.06.2023, Place: Delhi, Authorized Officer, HDFC Bank Ltd.



प्रधान कार्यालय: एचडीएफसी बैंक हाऊस, सेनापति बापत मार्ग, लोअर परेल (वेस्ट), मुंबई-400013 **क्षेत्रीय कार्यालय:** एचडीएफसी बैंक लिमिटेड, डिपार्टमेंट ऑफ स्पेशल ऑपरेशंस, 5वां तल, अंतर्गत ब्लाक टॉवर, राजीव गांधी, नई दिल्ली-110027

ई-नीलामी बिक्री सूचना अचल सम्पत्तियों की बिक्री हेतु ई-नीलामी के लिए सार्वजनिक सूचना

वित्तीय अस्थिरता का प्रतिपत्तिकरण और पुनर्निर्माण तथा प्रतिपत्ति वित्त के प्रवर्तन अधिनियम, 2002 ("अधिनियम") तथा में पठित प्रतिपत्ति वित्त (प्रवर्तन) नियम, 2002 के नियम 8(6) ("नियमावली") के प्रावधान के अधीन बैंक के पास बंधक पड़ी अचल सम्पत्ति की बिक्री हेतु ई-नीलामी बिक्री सूचना। आम नागरिकों तथा विशेष रूप से कर्जदार/बंधकदाताओं/गारंटीदाता को एवमुद्रा यह सूचना दी जाती है कि एचडीएफसी बैंक के प्राधिकारी अधिकारी ने यहां निम्न वर्णित अनुसार बैंक का बकाया साथ में ब्याज आदि की वसूली के लिए "बैंक है जहाँ है, बैंक है जो है, वहाँ जो कुछ भी है तथा बिना रिजर्व आभार" पर इसे बेचने का अधिकार के साथ निम्नलिखित रूप खाते में अधिनियम की धारा 13(2) के तहत जारी सूचना-दिनांक 09.05.2018 और 21.05.2018 के द्वारा की गई मांग के अनुपालन में प्रतिपत्तिकरण, ("सम्पत्ति") के रूप में, निम्नलिखित सम्पत्ति का बकाया से लिया गया था और नैतिक बकाये का पुनर्गठन नहीं करने के फलस्वरूप, अप्रतिपत्ति कथित निपटारावली के नियम 8 के साथ पठित कथित अधिनियम की धारा 13(4) के अधीन प्रदत्त सम्पत्तियों के अनुपालन में, सम्पत्ति की बिक्री द्वारा बैंक के बकाये की वसूली का प्रस्ताव करते हैं। निम्नलिखित सम्पत्ति में लीजहोल्ड अधिकारों की बिक्री वेब पोर्टल: <https://www.bankeauctions.com> के द्वारा ई-नीलामी के माध्यम से संचालित की जाएगी।

अचल सम्पत्तियों का विवरण/खाता/राशि/ईएमडी/ईटीसी का विवरण

क्रम सं.	शाखा व लेखा/ कर्जदार का नाम	सम्पत्ति के बंधकदाता व गारंटीदाता का नाम	सम्पत्ति का विवरण	मांग सूचना के अनुसार राशि		आवृत्ति मूल्य	निरीक्षण की तिथि व स्थान
				मांग सूचना तिथि		ईएमडी	
						बोलों की संख्या	
1.	एचडीएफसी बैंक लि0, दिल्ली मैसर्स इंडस्टिक ग्रेन प्रोसेसिंग प्रा. लि. खाता सं.: 003LN06172210001, 003LN06172840003, 003LN10173000001 57500000002432	बंधकदाता: इंडस्टिक ग्रेन प्रोसेसिंग प्रा.लि. गारंटीदाता: श्रीमती आशा मित्तल, श्री नरेश मित्तल, श्री विपुल मित्तल	सभी भवनों और वहाँ की संरचनाओं तथा जमीन से लगे सभी प्लांट, मशीनरी, उपकरण एवं एक्सेसरीज या जमीन से लगे किसी भी चीज से स्थायी रूप से बंधे के साथ सम्पत्ति सं. 39 ब्लॉक बी, सेक्टर-1, नोएडा, गान्धी नगर, उत्तर प्रदेश-201301 में पट्टाधारण अधिकार। परिमाण 6156 वर्ग मीटर	रु. 29,38,38,936.55 09 मई, 2018 रु. 29,38,38,936.55 05.05.2018 को बकाया साथ में अंतिम भुगतान की तिथि तक लगभग व खर्च सहित अग्रगामी ब्याज। 21 मई, 2018 रु. 22,44,84,745.11 18.05.2018 को बकाया साथ में कैश क्रेडिट, लेटर ऑफ क्रेडिट एवं ब्याज क्रेडिट खाता के अधीन पूर्ण व अंतिम भुगतान की तिथि तक लगभग व खर्च सहित अग्रगामी ब्याज।	रु. 57,00,00,000/- रु. 5,70,00,000/- रु. 10,00,000/-	ई-नीलामी की तिथि/समय: 28.06.2023 पूर्वाह्न 10.30 से पूर्वाह्न 11.30 बजे तक कोटिवासी की प्राप्ति हेतु अंतिम तिथि: 23.06.2023 को अप. 4.00 बजे तक	

प्राधिकृत अधिकारी का नाम/फोन नं./ईमेल आईडी: श्री अंकुश सैनी, मोबाइल: 9310998589, ankush.saini@hdfcbank.com

नियम व शर्तें: 1. ई-नीलामी "बैंक है जहाँ है, जो है वही है, जो भी है वहाँ है और बिना रिजर्व आभार" पर अवैधित की जा रही है। 2. इच्छुक बोलीदाताओं को लॉगइन आईडी तथा पासवर्ड के माध्यम से (यदि आईडी व पासवर्ड <https://www.bankeauctions.com> में नाम पंजीकृत करवाकर नि:शुल्क प्राप्त किया जा सकता है) वेबपोर्टल: <https://www.bankeauctions.com> के जरिए अपने ईएमडी विवरण तथा असेसमेंट को जमा करना होगा। ईएमडी उक्त सारणी में अंकित की गई तिथियों को अधिकतम अप. 4.00 बजे तक व उससे पहले एचडीएफसी बैंक लि. खाता नं. 575000000904261, खाता का नाम: इण्डियन बैंक ऑफ़ इन्फ़ोर्मेशन टेक्नोलॉजी, लाघरी का नाम: HDFC BANK LTD., आईएफएससी कोड: HDFC0000240 में एचडीएफसी/आईटीआई/आईटीआई के माध्यम से व एचडीएफसी बैंक लिमिटेड खाता नं. 575000000904261 के पक्ष में ट्रेन डिपॉजिट ड्राफ्ट के जरिए देवयोग्य होगी। कृपया ध्यान दें कि ईएमडी राशि के रूप में बैंक स्वीकार्य नहीं होगा। 3. इच्छुक बोलीदाताओं से यह भी अनुरोध किया जाता है कि केवाईसी दस्तावेजों यानी पैन कार्ड का प्रति, पड़चान का प्रमाण/पते का प्रमाण (केवाईसी) यानी वोटर आईडी कार्ड/ब्राह्मण लाइसेंस/पासपोर्ट/राशन कार्ड आदि का एक सत्यापित प्रति प्रस्तुत करें और सत्यापन हेतु अपनी मूल प्रतियाँ लाएं। 4. प्राधिकृत अधिकारी के उचित ज्ञान व जानकारी के अनुसार, सम्पत्ति पर कोई गैर/सांख्यिक बकाया जैसे सम्पत्ति कर, सोसाइटी बकाया आदि नहीं है। हालाँकि बैंक किसी बकाया सांख्यिक बकायों/प्रमाण/पत्र निगम बकायों/बिजली बकायों/पट्टा किराया, जल बकायों, सम्पत्ति कर, प्रभारों/कर बकायों/निर्माणों/कुर्बे पत्र आदि, यदि कोई होना है, के लिए उत्तरदायी नहीं होगा और यह केता की जिम्मेदारी होगी और केता स्वतंत्र रूप से उसकी जांच कर सकते हैं। 5. निम्नलिखित अन्य मामलों की अधिनियम हेतु डीअरटी में लम्बित है: (i) एमए नं. 53/2019 डीअरटी II नई दिल्ली, (ii) एमए नं. 47/2019 डीअरटी II नई दिल्ली, (iii), और एमए नं. 60/2019 एवं उसमें दर्ज एआई/य डीअरटी सहजकर, उत्तर प्रदेश। किसी भी अधिनियम में सम्पत्ति के तहत एचडीएफसी बैंक द्वारा की गई कार्रवाई/उपायों के विरुद्ध माननीय डीअरटी द्वारा कोई भी रोक अट्रेट पारित नहीं किया गया है। 6. कि माननीय राष्ट्रीय कंपनी विधि अधिकरण (एनसीएलटी) द्वारा पारित आदेश के अनुसार, कम्पनी अधिनियम (आईसी) 2158/(एनडी)/2019 में केस नं. 3249/2022 में आदेश दिनांक 23.12.2022 के जरिए माननीय एनसीएलटी द्वारा प्रदान की गई बिक्री की अनुमति के अनुसार शुरू की गई। 7. कि प्रतिपत्ति अस्थिर/सम्पत्ति का नैतिक बकाया आई.एन.5033/2020, कम्पनी अधिनियम (आईसी) 2158/(एनडी)/2019 में माननीय एनसीएलटी द्वारा नियुक्त एलडी, परिभाषक श्री चंचल दुआ से दिनांक 08.07.2022 को प्राप्त किया गया। 8. इच्छुक बोलीदाता जगपथों, सम्पत्ति के मालिकाना हक के संबंध में अपना स्वतंत्र जांच-पड़ताल कर लें और खुद को संतुष्ट कर लें। सम्पत्ति का निरीक्षण केवल उक्त अंकित तिथि व समय पर किया जा सकता है। 9. इच्छुक बोलीदाता को ईएमडी जमा कर चुके हैं तथा लॉगइन आईडी व पासवर्ड के सृजन, अपलोडिंग डेटा, बोली प्रस्तुति में सहायता, ई-बोली प्रक्रिया आदि में प्रशिक्षण प्राप्त करना चाहते हैं, तो हमारे निम्न लेख प्रत्यक्ष से सम्पर्क करें: मैसर्स सी। इंडिया प्राइमो, प्लॉट नं. 301, गन्धक पेठे केम विनिर्माण, उद्योग विहार, फेज-2, गुडगांव, हरियाणा नं.: 0124-4302020/21/22/23/24, श्री विनोद चौहान, मोबाइल: 9813887931, ईमेल आईडी: support@bankeauctions.com तथा सम्पत्ति संबंधित किसी पृष्ठ/पत्र हेतु किसी भी कार्यदिवासे में कार्यालय समय (पूर्वा. 10 से सांय 5 बजे तक) में उक्त अधिकारानुसार प्राधिकृत अधिकारी से सम्पर्क करें। 10. प्राधिकृत अधिकारी बिना कोई कारण बताए बिना जो भी हो, किसी भी समय इस नीलामी/बोली को रद्द करने का अधिकार अपने पास सुरक्षित रखता है। उक्तमान बोली एचडीएफसी बैंक लिमिटेड के अनुमोदन के अधीन होगी। प्राधिकृत अधिकारी बिना कोई कारण बताए बिना जो भी हो, प्रायः किसी भी प्रस्ताव/बोली के स्वीकार/अस्वीकार करने का अधिकार सुरक्षित रखते हैं। उनका निर्णय अंतिम व बाध्यकारी होगा। यदि उक्तमान बोलीदाता सरफेसी अधिनियम, 2002 के प्रावधानों समेत, बिक्री/नीलामी की नियमों व शर्तों के अनुसार पुनर्गठन नहीं करता है तो प्राधिकृत अधिकारी अपने स्वविवेक पर द्वितीय उक्तमान बोलीदाता की बोली को स्वीकार कर सकता है, किन्तु द्वितीय उक्तमान बोलीदाता द्वारा अधिकार के रूप में दिया नहीं किया जा सकता। 11. (विलुप्त नियम व शर्तों हेतु कृपया हमारी वेबसाइट www.hdfcbank.com तथा www.bankeauctions.com देखें)।

सरफेसी अधिनियम, 2002 के नियम 8(6) नियम 9(1) के अधीन वैधानिक 15 दिवसीय बिक्री सूचना

इसे उक्त अंकित तिथि को ई-नीलामी बिक्री होने के बारे में उक्त कथित रूप के कर्जदारों/ और गारंटीदाताओं/बंधकदाताओं को, प्रतिपत्ति वित्त (प्रवर्तन) नियमों, 2002 को धारा 8(6) नियम 9(1) के अधीन सूचना के रूप में और इसमें दिए गए प्रावधान के लिए भी विधायक जा सकता है।
दिनांक: 04.06.2023, स्थान: दिल्ली प्राधिकृत अधिकारी, एचडीएफसी बैंक लिमिटेड

Terms and Conditions of E-Auction for sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was Published in Hindustan Times (English) & Hindustan (Hindi) on 04.06.2023.

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", "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 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 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 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: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No.57500000904261 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 16.00 hrs on the respective dates mentioned in the auction notice at HDFC Bank Ltd Dept For Special Operations, 5th floor, Ansal Classique Tower, Rajouri Garden, New Delhi-110027.
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 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 Ankush Saini (Authorised Officer); **MOBILE No: 9310998589 ;e-mail ID: ankush.saini@hdfcbank.com** during office hours on the working days. (10 AM to 5 PM)
8. Only buyers 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 their 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 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 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, not later than the next working day after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before
th
15 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, 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 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 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. 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.
20. 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.
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/postpone the sale for any reason it may deem fit or even without assigning any reason and such cancellation/postponement shall not be called in question by the bidders

Schedule of the Properties:

1. Lease hold rights in Property No,39 Block B, Sector-1, Noida District Gautam Budh Nagar,
Uttar Pradesh-201301 admeasuring 6156 Sq meters.

Date: 04th June 2023

Sd/-

Authorised Officer

Place: Delhi.

HDFC BANK LIMITED