



HDFC BANK
We understand your world

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd., Dept For Special Operations, 5th Floor, Ansal Classique Tower, Plot No.1, Near Community Centre, J Block, Rajouri Garden, New Delhi-110027

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 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) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following property/ies pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts 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 of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://hdfcbank.auctiontiger.net>

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	Bid Increase Amount	EMD	
1.	HDFC Bank Ltd, Guru Kirpa Associates A/c No: 50200006043267	Mortgagors: Mr Jagdish Kumar Guarantors: Mr Rajesh Kumar Phutela, Mr Sanjeev Kumar Prop of M/s Gurukirpa Iron and Cement Store	Item No.1: M. C. Property No. 4486/955,5 Marla being 5/370 share out of 18 K-10M part of Khasra No.229/8(9-7), 9/1(1-16), 13(7-7), Near Vishakarma Gurdwara, Ratia, Haryana-125051	Rs. 25,05,995.76 20th August, 2015 Dues as on 31.07.2015 with further interest along with the costs and expenses till the date of full and final payment.	Rs. 14,00,000/- Rs. 1,40,000/- Rs. 25,000/-	04/07/2022 2.30 PM to 3.30 PM Date/Time of e-Auction : 11/07/2022 2.30 PM to 3.30 PM Last Date for Receipt of Bids: 08/07/2022 up to 4.00 PM	
2.	HDFC Bank Ltd, Anil Agriculture Store A/c No: 50200001289391	Mortgagor : Mr Anil Kumar Mittal Guarantors: Mr Anil Kumar Mittal & Ms. Sunita Devi	Item No.2: Shop-cum-House, bearing M.C. Unit No. 950, measuring 10'x50'=55 sq. yards, situated at Gol Mandi, Uklana, Mandi Haryana & bounded as under :- East : 50' - Shop of Lakhmi Chand West : 50' - Shop of Mukh Ram Dass Jai Narain North: 20' - Road South: 20' Chowk Mandi	Rs.95,64,016.40 24th August 2017 Dues as on 31.07.2017 with further interest along with the costs and expenses till the date of full and final payment	Rs. 19,00,000/- Rs. 1,90,000/- Rs. 25,000/-	02/07/2022 3.00 PM to 4.00 PM Date/Time of e-Auction : 11/07/2022 1.30 PM to 2.30 PM Last Date for Receipt of Bids: 08/07/2022 up to 4.00 PM	
3.	HDFC Bank Ltd, Anil Agriculture Store A/c No: 50200001289391	Mortgagor : Mr Anil Kumar Mittal Guarantors: Mr Anil Kumar Mittal & Ms Sunita Devi	Item No.3: Godown constructed on plot measuring 155.83 sq. yards, comprised in Khasra No. 1487/1 (0-6), 1487/2 (0-8), situated on Approach Road, Dhakka Basti, Near Post Office, Uklana, District Hisar Haryana bounded as under :- East : 46'-9" West : 46'-9" North: 30', Godown constructed on plot measuring 155.83 sq. yards, comprised in Khasra No. 1487/1 (0-6), 1487/2 (0-8), situated on Approach Road, Dhakka Basti, Near Post Office, Uklana, District Hisar	Rs.95,64,016.40 24th August 2017 Dues as on 31.07.2017 with further interest along with the costs and expenses till the date of full and final payment	Rs. 13,00,000/- Rs. 1,30,000/- Rs. 25,000/-	02/07/2022 3.00 PM to 4.00 PM Date/Time of e-Auction : 11/07/2022 1.30 PM to 2.30 PM Last Date for Receipt of Bids: 08/07/2022 up to 4.00 PM	
4.	HDFC Bank Ltd, Harnam Dass Prem Chand A/c No No: 02000002121090	Mortgagors : Mr Vinod Kumar Jain, Mr Yog Raj Jain Mr. Murari Lal Jain, Mr Ramesh Chand Jain Anil Kumar Jain, & Mr Parmod Kumar Jain	Item No.4: Residential Property bearing no. 47, ward no. 9, measuring 666 Sq. Yds, situated back side of Julana Mandi, Haryana	Rs. 44,22,031/- Date of Demand Notice: 17/09/2016 Dues as on 15/09/2016 with further interest along with the costs and expenses till the date of full and final payment.	Rs. 48,50,000/- Rs. 4,85,000/- Rs. 50,000/-	02/07/2022 9.30 AM to 10.30 AM Date/Time of e-Auction : 11/07/2022 10.30 AM to 11.30 AM Last Date for Receipt of Bids: 08/07/2022 up to 4.00 PM	
5.	HDFC Bank Ltd, Haryana Roller Flour Mills Pvt Ltd A/c No 50200001154242	Mortgagor: Haryana Roller Flour Mills Pvt Ltd, Guarantors: Mr Satpal Bansal, Mr Suresh Singhal, Mr Ramesh Kumar Singhal, Mr Karan Singhal, Mr Himanshu Singhal, M/s Bhagat Foods Pvt Ltd, M/s Nutri Herbs Pvt Ltd	Item No. 5: Industrial Property which is part of Khewat No. 1477 min Khautni no. 1885 min rectangle no. 287 Kila No. 11/2/1 (7-2) 29/2/1 (8-18) measuring 16 K situated in the revenue estate of Jind owned by M/s Haryana Roller Flour Mills Pvt. Ltd. And Industrial Property which is part of Khewat No. 1474 min Khautni no. 1887 min rectangle no. 237 Kila No. 9 (3-18) 10 (8-0) 11/1 (1-2) 29/1 (5-18) Khasra No. 527 (0-9) measuring 19 K 17 M situated in the revenue estate of Jind owned by M/s Haryana Roller Flour Mills Pvt Ltd	Rs. 4,59,80,426.52 Date of Demand Notice: 28/12/2015 Dues as on 30/11/2015 with further interest along with the costs and expenses till the date of full and final payment.	Rs. 8,10,00,000/- Rs. 81,10,000/- Rs. 5,00,000/-	02/07/2022 12.30 PM to 1.30 PM Date/Time of e-Auction : 11/07/2022 10.00 AM to 11.00 AM Last Date for Receipt of Bids: 08/07/2022 up to 4.00 PM	
SI. No. 1-5 Name of Authorised Officer/Phone No./Email Id : Mr. Sanjay Sharma, Mobile: 9811022575, sanjay.sharma@hdfcbank.com							
6.	HDFC Bank Ltd, Sohan Lal And Sons A/C No 50200004632033	Mortgagor : Naveen Kumar Guarantors: Ms Lajwanti Naveen Kumar Garg Sandeep Kumar Garg	Item No.6: MCK No 694 /13 Waka Rakba Patti Gadder Amarbagh Gamri Near Sandhir Cinema Kailthal District Kailthal 136027	Rs 27,21,896.00 Date of Demand Notice : 16/10/2019 Dues as on 30/09/2019 with further interest along with the costs and expenses till the date of full and final payment	Rs28,00,000/- Rs2,80,000/- Rs30,000/-	01/07/2022 12.30 PM to 1.30 PM Date/Time of e-Auction : 11/07/2022 11.00 AM to 12:00 Noon Last Date for Receipt of Bids: 08/07/2022 Upto 4:00PM	
Name of Authorised Officer/Phone No./Email Id : Mr Narender Nanda, Mobile : 9310995535 Narenderkumar.nanda@hdfcbank.com							

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://hdfcbank.auctiontiger.net>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSD 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 PM on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer(s), there is no encumbrance or claims except as disclosed as per Bank'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.
- 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. e-Procurement Technologies Limited (Auction Tiger), Ahmedabad Helpline No's: 079-68136880/68136837, Mob:9978591888; Contact Person Mr Ram Sharma Mobile:9978591888, Email:ramprasad@auctiontiger.net & support@auctiontiger.net Web Portal Address: <https://hdfcbank.auctiontiger.net> and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days. (10:00 AM to 5:00 PM).
- 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.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and <https://hdfcbank.auctiontiger.net>)

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) 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 to borrowers/ 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 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: 19.06.2022, Place: Delhi

Authorised Officer, HDFC Bank Ltd.

16x26

Tribune Haryana 19.06.2022

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 The Tribune (English) and Ajit Samachar in (Hindi) on 19.06.2022

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 symbolic 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 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 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. The interested bidders shall submit their documents through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://hdfcbank.auctiontiger.net>) 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 Department for Special Operations 5th floor, Ansal Classique Tower, J Block Community Centre, Rajouri Garden New Delhi-110027.

5. 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://>

hdfcbank.auctiontiger.net) AFTER DULY FILLING UP & SIGNING IS ALSO REQUIRED

6. 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.E- Procurement Technologies Ltd (Auction Tiger), Ahmedabad. Helpline Nos: 079-68136880/68136837, Mr. Ram Sharma Mobile: 9978591888, Help Line e-mail ID:[ramptasad@ auctiontiger.net](mailto:ramptasad@auctiontiger.net) and support@auctiontiger.net for any property related query may contact the concerned Authorised Officer as mentioned above in office hours during the working days. (10 AM to 5 PM) and for property related query may contact following during office hours on the working days. (10 AM to 5 PM):

I. . For Property mentioned at Sl. No.1 to 5 please contact [Mr. Sanjay Sharma \(Authorised Officer\)](#); [MOBILE No: 09811022575](#); [e-mail ID:sanjay.sharma@hdfcbank.com](#);

II. For Property mentioned at Sl. No. 6 please contact [Mr. Narender Kumar Nanda \(Authorised Officer\)](#); [MOBILE No: 9310995535](#); [e-mail ID:narenderkumar.nanda@hdfcbank.com](#);

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

8. 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.

9. 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

10. 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.

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 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, 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.

12. The prospective qualified bidders may avail online training on e-Auction from M/s. E- Procurement Technologies Ltd. (Auction Tiger) prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor E-Procurement Technologies Ltd. (Auction Tiger) 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 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.

14. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of E- Procurement Technologies Ltd. (Auction Tiger), [https:// hdfcbank.auctiontiger.net](https://hdfcbank.auctiontiger.net) and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.

15. 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:// hdfcbank.auctiontiger.net](https://hdfcbank.auctiontiger.net) and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s E-Procurement Technologies Ltd. (Auction Tiger), for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal

16. 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.

17. 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).

18. 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.

19. 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.

20. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.

21. 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 Property:

1. M. C. Property No. 4486/955,5 Marla being 5/370 share out of 18 K-10M part of Khasra No.229/8(9-7), 9/1(1-16), 13(7-7), Vishakarma Gurdwara, Ratia, Haryana-125051
2. Shop-cum-House, bearing M.C. Unit No. 950, measuring 10'x50'=55 sq. yards, situated at Gol Mandi, Uklana, Mandi Haryana & bounded as under :- East : 50' – Shop of Lakhmi Chand West : 50' – Shop of Mukh Ram Dass Jai Narain North: 20' – Road South: 20' – Chowk Mandi
3. Godown constructed on plot measuring 155.83 sq. yards, comprised in Khasra No. 1487/1 (0-6), 1487/2 (0-8), situated on Approach Road, Dhakka Basti, Near Post Office, Uklana Mandi, Uklana, District Hisar Haryana bounded as under :- East : 46'-9" , West : 46'-9"North: 30', Godown constructed on plot measuring 155.83 sq. yards, comprised in Khasra No. 1487/1 (0-6), 1487/2 (0-8), situated on Approach Road, Dhakka Basti, Near Post Office, Uklana Mandi, Uklana, District Hisar
4. Residential Property bearing no. 47, ward no. 9, measuring ,666 Sq. Yds. situated back side of Julana Mandi, Haryana
5. Industrial Property which is part of Khewat No. 1477 min Khautni no. 1885 min rectangle no. 287 Kila No. 11/2/1 (7-2) 29/2/1 (8-18) measuring 16 K situated in the revenue estate of Jind owned by M/s Haryana Roller Flour Mills Pvt. Ltd.

And

Industrial Property which is part of Khewat No. 1474 min Khautni no. 1887 min rectangle no. 237 Kila No. 9 (3-18) 10 (8-0) 11/1 (1-2) 29/1 (5-18) Khasra No. 527 (0-9) measuring 19 K 17 M situated in the revenue estate of Jind owned by M/s Haryana Roller Flour Mills Pvt Ltd.

6. MCK No 694 /13 Waka Rakba Patti Gadder Amarbagh Gamri Near Sandhir Cinema Kaithal District Kaithal 136027

Date: 19.06.2022

Sd/-

Authorised Officer

Place: Delhi HDFC BANK LIMITED

