



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, 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/Mortgagors/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

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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	
1.	HDFC Bank Ltd , Delhi M/s Hitech Grain Processing Pvt. Ltd Account No.: 003LN06172210001 003LN06172640003 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 6158 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 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 accounts. 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 accounts.	09th May 2018 21st May, 2018	Bid Increase Amount Rs.50,00,00,000/- Rs. 5,00,00,000/- Rs. 10,00,000/-	25/08/2023 02.00 PM to 03.00 PM.
Name of Authorised Officer/Phone No./Email Id : Mr Ankush Saini, Mobile : 9310998589, ankush.saini@hdfcbank.com				Date/Time of e-Auction : 05/09/2023 10.30 AM to 11.30 AM Last Date for Receipt of Bids: 31/08/2023 up to 4.00 PM			

Name of Authorised Officer/Phone No./Email Id : Mr Ankush Saini, Mobile : 9310998589, ankush.saini@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://www.banksauctions.com> (the user ID & Password can be obtained free of cost by registering name with Beneficiary: HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the note that the Cheques shall not be accepted as EMD amount.
- 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.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance/statutory dues like property taxes, society dues etc. on the Property. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/Municipal Corporation Dues/electricity dues/Lease rent, water dues, Property tax, 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.
- The following cases are 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.
- 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 2016 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.
- That physical possession of 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.
- 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.
- 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, Guff Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr Vinod Chauhan Mobile: 9813887931, 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. (10AM to 5PM).
- The Authorized officer reserve his 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.
- (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: 13.08.2023, Place: Delhi.

Authorised Officer, HDFC Bank Ltd.

"HINDUSTAN TIMES" DT. 13.08.2023



विनोद अरुणस्य द्वारा प्रतियुक्तिकाय और पुर्ननिर्मित तब प्रतियुक्ति हित के प्रचलन अधिनियम, २००२ ("अधिनियम") साथ में पठित प्रतिकृति हित (प्रवर्तन) नियम, २००३ के नियम ४(६) ("नियमों") के प्राधान्य के अधीन बैंक को प्रचारित अवल सम्पत्ति की बिना हेतु ई-नीलामी विधि संचालन। अन्य नागरिकों तथा निवेशकों एवं से कानून/परामर्शदाताओं/गैरदेशीय को परस्परगत रूप सूचना दी जाती है कि एकाधिकारिता के हित के प्राधिकारी अधिनियम के चार्ज निर्माण करत अवसर का क्या मतलब साथ में साक्ष्य अधीन वही सुरक्षा के शिष्ट "जेकरा ई है, जेकरा जो है, जेकरा जो कुछ भी है तथा बिना सिक्का आधावा" म इसे बेचने के क्रम में कानून के साथ निवेदिनीत ब्याज खाते में अधिनियम की धारा १३(२) के उद्देश्य तथा सुचना दिनांक ०५.०९.२०१८ से २१.०९.२०१८ के द्वांरा की गई न्याय के अनुपालन में प्रविष्ट अर्थ, ("सम्पत्ति") के बावें, निवेदितीत सम्पत्ति का कहां ले लिया था या और भेजाकि बक्रये का पुत्रासन ताई करने के फलस्वरूप, आयोजकत्व के चलित नियमों के नियम ४ के सामा पठित करत अधिनियम की धारा १३(४) के अधीन पठित मतिलों के अनुपालन में, सम्पत्ति की बिना ह्रास भी के बक्रायो की सुरक्षा करते का प्रस्ताव रखते हैं। निम्नलिखित सम्पत्ति में स्थापना अधिवर्तन की बिना वेब पोर्टल: <http://www.bankofaustralia.com.au> के द्वारा ई-नीलामी के माध्यम से संचालित की गयी।

क्र. सं.	शाखा व लेखा/ कार्यवाह का नाम	सम्पत्ति के बंधकदाता व गारंटीदाता का नाम	सम्पत्ति का विवरण	गारंटी सूचना के अनुसार राशि		आवृत्ति मूल्य	निरीक्षण की तिथि/समय
				गारंटी सूचना तिथि	गारंटी सूचना राशि		
1.	एचडीएफसी बैंक लि0, दिल्ली मैसर्स हडिटेक ग्रैन प्रोसेसिंग प्रा. लि. खाता सं. 033LN06172210001, 033LN06172640003, 033LN10173000001 57500000002432	बंधकदाता: हडिटेक ग्रैन प्रोसेसिंग प्रा. लि., गारंटीदाता: श्रीमती आशा मित्तल, श्री नरेश मित्तल, श्री विपुल मित्तल	सभी पयनों और वहां की संरचनाओं तथा जमीन से लगे या जमीन से लगे किसी भी चीज से स्थायी रूप से बंधे सभी प्लॉट, मशीनरी, उपकरण एवं एक्सेसरीज के साथ सम्पत्ति सं. 39 ब्लॉक बी, सेक्टर-1, गीतदा, जानपद- नीतमभुडानगर, उत्तर प्रदेश-201301 में पट्टाधारण अधिकार। परिमाण 6156 वर्ग मीटर।	रु. 29,38,38,936.55 09 मई, 2018 05.05.2018 की व्यक्तता साथ में अवधि 36 महीने के अधीन पूर्ण व अंतिम भुगतान की तिथि तक लागत व खर्च सहित आगामी व्यय। रु. 22,44,84,745.11 21 मई, 2018 18.05.2018 की व्यक्तता साथ में कैश क्रेडिट, लेटर ऑफ क्रेडिट एवं बायर क्रेडिट खातों के अधीन पूर्ण व अंतिम भुगतान की तिथि तक लागत व खर्च सहित आगामी व्यय।	रु. 50,00,00,000/- रु. 5,00,00,000/- रु. 10,00,000/-	25.08.2023 अप 02.00 से अप 03.00 बजे तक	

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

1. ई-नीलामी ("जिसे है जहाँ है, जो है वही है और बाँबर रिक्तों अचार") पर अनौपचारिक को जा रही है।

2. इच्छुक बोलीदाताओं में से लगभग आधी तलाशवाई के माध्यम से https://www.banksauctions.com में नाम पंजीकृत करवाकर निःशुल्क प्राप्ति का सकता है। वेबसाइट: <https://www.banksauctions.com> के जरिए अपने ईंग्रेडीयन्ट प्रमाण तथा आवेदनको को भेजा करता है। ईंग्रेडीयन्ट प्राप्त करने में अधिकतम कीमत 4.00 बजे तक या उसके पहले निर्धारित तालिका: 57500000904261, छात्र का नाम: श्रीधरप्रसाद शर्मा/डॉक्टर/इकाई, सहायकी का नाम: HDFC BANK LTD., ऑफ़िस/एनर्स की कोड: HFC00000240 में प्रत्यक्ष/ऑनलाइन/आवेदन के माध्यम से एक एप्लीकेशन बैंक लिखा जाना चाहिए। 57500000904261 के पास में द्वाारा डिपॉजिट ड्राफ्ट के जरिए देखोये होगी। कृपया ध्यान दें कि ईंग्रेडीयन्ट रसिद के रूप में चेक स्वीकार नहीं होता है।

3. इच्छुक बोलीदाताओं से यह भी अनुरोध किया जाता है कि केवाईसी दस्तावेज़ों वाली पैना कार्ड का प्रति, घड़वाण का प्रमाण/परीक्षा का प्रमाण (केवाईसी) यानी पोस्ट आईडी कार्ड/आईएस लाइसेंस/वासरोटी/पासन कार्ड आदि का सब सत्यापन प्रति प्रस्तुत करें और सत्यापन हेतु आवश्यक प्रमाण प्रदान करें।

4. प्राधिकृत अधिकारी के द्वारा ठाना था गणकारी के अनुसार, सम्पूर्ण पर कोई घर/स्थिति/बाजार नहीं है सम्पूर्ण, सोसाइटी/बाजार अधिन है। इसमें/कि किसी प्रकार सांख्यिक बकाया/लेगा/मान नियम बचपोषी/विगत बकाया/व्याप्त किया, चल बकाया, समीक्षा, कर, प्रयोग/कर बकाया निर्माण को पूर्णतः चुक होना चाहिए, यदि कोई होता है, कि स्थिर व्यवस्था/अनुदान लेगी होगा और केला स्थिति स्वतंत्र/चांच-पड़ताल कर लें।

5. निर्माणस्थित अन्य मामले भी अधिनियम हेतु दोआरती में सूचित हैं: (i) एक्स नं. 53/2019 दोआरती II नई दिल्ली, (ii) एक्स नं. 47/2019 दोआरती II नई दिल्ली, (iii), और एक्स नं. 60/2019 दोआरती सखान, उत्तर प्रदेश किसी भी अधिनियम में सम्पूर्ण के उपर एप्लीकेशन बैंक छार को नहीं करवाई/उत्पन्न के विरुद्ध मान्यता दोआरती द्वारा कोई भी कर को अपवाद परित नहीं किया जा है।

6. कि माननीय रजिस्ट्रार कम्पनी विधि अधिनियम (एक्ट/1862) द्वारा परिभाषित के अनुसार, कम्पनी अधिनियम (आईसी) 218/(आईसी)/2019 में केत सीक्रेट अरुण कुमार गोपाल बनाम सैरस हार्डवेयर ग्रैन प्रोसेसिंग प्रा. लि. कर्नल परिसंपत्ति की प्रक्रिया 2016 के अधीन है और बिना के बिना प्रक्रिया कम्पनी अधिनियम (आईसी) 218/(आईसी)/2019 के केत सीक्रेट अरुण कुमार गोपाल बनाम सैरस हार्डवेयर ग्रैन प्रोसेसिंग प्रा. लि. के केत में, आई.ए.324/ए.ए.2022 में अधिनियम दिनांक 23.12.2022 के जारी मान्यता एप्लीकेशन द्वारा प्रदान की गई बिना के अनुमति के अनुसार शुरू की गई।

7. कि प्रतिकूल आवेदन/सामग्री का सीक्रेट कर्मा आई.ए.ए. 5033/2020, कम्पनी अधिनियम (आईसी) 218/(आईसी)/2019 पर मान्यता एप्लीकेशन द्वारा नियुक्त एप्लीकेशन की चेंस द्वारा संकेतित 08.07.2022 को प्राप्ति किया गया।

8. इच्छुक बोलीदाता प्रमाणों, समीक्षा/बी के प्रतिकृति/हक के संबंध में अपनी स्वतंत्र चांच-पड़ताल कर लें और खुद को सुनिश्चित करें। सम्पूर्ण का निर्माण केवल उनके अधिकृत स्थिति के साथ पर किया जा सकता है।

9. इच्छुक बोलीदाता को ईंग्रेडीयन्ट का वह जुते है दला लगातार आधी है पायावरी के सुन, अपरेशन/डेटा, बोली प्रत्युति में सहायता, ई-बैंदी प्रक्रिया अदि में प्रसिद्ध प्राप्त करना चाहते हैं, तो इन्हें निम्न सेवा प्रदान से सम्पर्क करें: सैरस सी। ईंग्रेडीयन्ट प्राइमेटो, एमॉर्ट नं. 301, गणकारी पेठो रोड विश्विन्द्र, उद्योग विहार, फेज-2, मुद्रागढ़, हरियाणा/एन. नं. 0124-4302020/(1/22/38/24, बी विनोद चौहान, मोबाइल: 9813887931, ईमेल/आईडी: support@banksauctions.com तथा समीक्षा संबंधित किसी पूछताछ हेतु किसी भी कर्मचारी से कार्योवित्त समय (आई.ए. 10 के साथ 5 बजे तक) में उन अधिकृत/सहाय प्राधिकृत अधिकारी से सम्पर्क करें।

10. प्राधिकृत अधिकारी विचारों को प्राप्त बकाया को भी हो, किसी भी समय दूर नीलामी/बैंकों को ख करने का अधिकार अपने पास सुरक्षित रखता है। उन्होंने बोली एप्लीकेशन बैंक सिमेटिव के अनुरोधन के अधीन हमने। प्राधिकृत अधिकारी बिना कोई कारण बताएं, उन्हें जो भी हो, प्राप्त किसी भी प्रस्ताव/बोली के स्वीकार/अस्वीकार करने का अधिकार सुरक्षित रखते हैं। उनका निर्णय अंतिम है बांधकारी होगी। यदि उनका बोलीदाता सारेफी अधिनियम, 2002 के प्रावधानों के अधीन किसी भी निर्णय में तथ्यों के अनुसार पुनरावृत्ति नहीं करा है तो प्राधिकृत अधिकारी अपने स्थानिक पर द्वितीय दर्जा में कुप्रीयता को बोली को स्वीकार कर सकता है, किन्तु द्वितीय दर्जा में कुप्रीयता द्वारा अधिकार के रूप में दिया नहीं किया जा सकता।

11. स्थिति निबंध व शर्तों का मूल्यांकन हेतु www.hdfcbank.com तथा www.banksauctions.com देखें।

इसे उम्मत अफ़िका सिधिक को इ-नीसामी धिक्री होने के बारे में उम्मत फयित प्रथन के कर्जदारों/ और गारंटीदाताओं/बॉण्डकदाताओं को, प्रतिभूति हित (प्रवर्तन) नियमों, 2002 की धारा 8(6) नियम 9(1) के अधीन सुनना के रूप में और इसमें दिए गए प्रावधान के लिए भी लिया जा सकता है।

दिनांक: 13.08.2023, स्थान: दिल्ली

प्राधिकृत अधिकारी, एनपीआईसी बैंक लि.

"HINDUSTAN" HINDI DT: 13.08.2023

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 13.08.2023.

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/ 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.
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 bidth price by the concerned Authorised Officer and the balance 75% of the sale price on or before 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.
23. 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.

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: 13th August 2023

Sd/-

Authorised Office

Place:Delhi.

HDFC BANK LIMITED