

**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(b) & 9 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 15.04.2021 and 13.04.2021 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.bankeauctions.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 EMD	Inspection Date and Time
				Demand Notice Date	Bid Increase Amount	
1.	HDFC Bank Ltd, Delhi / M/s Tirupati Coating Private Ltd Account No.: 50200026867672, 8387744, 003SB04203650 003, 003SB04203530002, 003SB04210140002, 003SB042036 50006, 003SB04203590113, 003SB04210130007, 003SB0420 3170001, 003SB04203650005, 003SB04203560034, 003SB0 4210130006, 003SB04203540012, 003SB04203120002, 003S B04203160006, 003SB04203230018, 003SB0420312 0001, 003SB04 203570033	Mortgagors : Lalit Jain Amit Jain, Guarantors: Mr. Amit Jain, Mr. Anil Jain, Mr. Lalit Jain, Mr. Anjali Jain, Mr. Sanjay Jain, Lalit Jain(HUF), Ridhi Auto Industries Pvt Ltd	HIG Flat bearing No. G-208, Duplex 2nd and 3rd Floor situated at the Ektas CGHS Ltd. Known as Satya Shanti Apartments build on Plot No.23, Block 13, Rohini, North West Delhi-110085	Rs. 12,92,22,331.27 15th April 2021 Dues as on 09.04.2021 with further interest along with the costs and expenses till the date of full and final payment under the Loan account's.	Rs. 1,60,00,000/- Rs. 16,00,000/- Rs. 1,00,000/-	16/03/2024 10.30 AM to 11.30 AM
2.	HDFC Bank Ltd, Delhi M/s Ridhi Auto Industries Pvt Ltd Account No.: 50200026860919	Mortgagors : Lalit Jain Amit Jain, Guarantors: Mr. Amit Jain, Mr. Anil Jain, Mr. Amar Aggarwal, Mr. Anjali Jain, Mr. Lalit Jain, Tirupati Coating Pvt Ltd		Rs. 6,65,27,676.66 13th April 2021 Dues as on 09.04.2021 with further interest along with the costs and expenses till the date of full and final payment under the Loan account's.		

Name of Authorised Officer/Phone No./Email id : Mr Ankush Gairola, Mobile : 9310998599, [ankush.gairola@hdfcbank.com](mailto:ankush.gairola@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.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: DFSS 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.
- 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.
- That physical possession of the secured asset/property has been obtained on dated 10.05.2023 from Court Receiver Mrs. Deepika Pratap appointed by Hon'ble Sh. Rohit Gulia, CMM, North West, District Rohini Courts, Delhi in CC No 5490/23.
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of Property & 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, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr Mithalash Kumar Mobile: 7080804466, Help Line e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.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).
- 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.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com))

Date: 20.02.2024, Place: Delhi.

Authorised Officer, HDFC Bank Ltd.

*BUSINESS STANDARD (ENGLISH) 20/02/2024*

**ई-नीलामी बिक्री सूचना अचल संपत्तियों की बिक्री हेतु ई-नीलामी सार्वजनिक सूचना**

निजी परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण और प्रतिभूति हित प्रवर्तन अधिनियम, 2002 ("अधिनियम") के साथ पठित प्रतिभूति हित (प्रवर्तन) नियमों, 2002 ("नियमों") के नियम 8(6) और 9 के परंतुक के तहत बैंक को बंधक रग्गी अचल संपत्ति की बिक्री के लिए ई-नीलामी बिक्री सूचनाएँ प्रेषित की जाती हैं। एचडीएफसी बैंक के प्राधिकृत अधिकारी ने वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण और प्रतिभूति हित प्रवर्तन अधिनियम, 2002 की धारा 13(2) के तहत जारी सूचना के माध्यम निम्न वर्णित ऋण खातों से उठाई गई मांग के अनुसार उल्लेखित संपत्ति/यों पर कब्जा कर लिया था, जिसमें इसे, "जो है जहाँ है, जो है जैसी है, वहाँ जो कुछ भी है और दायित्वरहित आधार" पर बैंक के बकाए की प्राप्ति के लिए और उस पर यहाँ विस्तृत व्याज के साथ बेचने का अधिकार है और जबकि बकाया चुकाने में विफलता के परिणामस्वरूप, उक्त अधिनियम की धारा 13(4) के सह-पठित उक्त नियमों के नियम 8 के साथ अधोहस्ताक्षरी द्वारा प्रदत्त शक्ति के प्रयोग से उक्त संपत्ति की बिक्री से बैंक के बकाए को प्राप्त करने का प्रस्ताव है। नीचे उल्लेखित संपत्ति की बिक्री वेब पोर्टल <https://www.bankeauctions.com> के माध्यम से ई-नीलामी के माध्यम से आयोजित की जाएगी:

**अचल संपत्तियों का विवरण/खाते/राशि/ईएमडी/आदि का विवरण**

क्र. सं.	शाखा और खाता / उधारकर्ता का नाम	संपत्ति के बंधककर्ता और गारंटरों का नाम	संपत्ति का विवरण	मांग सूचना अनुसार राशि मांग सूचना दिनांक	अधिकृत मूल्य ईएमडी वाली पुष्टि राशि	बिक्री/प्राप्ति की दिनांक और समय
1.	एचडीएफसी बैंक लिमिटेड, दिल्ली / मेसर्स तिरुपति कोटिंग प्राइवेट लिमिटेड खाता सं. 50200026807672, 8387744, 003SB04203650003, 003SB04203650002, 003SB04210140002, 003SB04203650006, 003SB04203590113, 003SB04210130007, 003SB04203170001, 003SB04203650005, 003SB04203560034, 003SB04210130006, 003SB04203540012, 003SB04201320002, 003SB04203160006, 003SB04203230018, 003SB04203120001, 003SB0420357003	बंधककर्ता: ललित जैन, अमित जैन, गारंटरों: श्री अमित जैन, श्री अंजलि जैन, श्री ललित जैन, श्री अंजलि जैन, श्री संजय जैन, ललित जैन (एचयूएफ), रिचि ऑटो इंडस्ट्रीज प्रा. लि. श्री राजीव चावला और श्रीमती अंजना चावला	एचआईजी प्लेट. धारक सं. जी-208, ड्यूलेक्स, दुसरा और तीसरा तल, स्थित एकता सीजीएचएस लिमिटेड सत्या शांति अपार्टमेंट्स से ज्ञात, प्लॉट सं. 23 पर निर्मित, प्लॉट सं. 13, रोहिणी, नॉर्थ वेस्ट दिल्ली-110085	रु. 12,92,22,331.27 15.04.2021 दिनांक 09.04.2021 को बकाया राशि भविष्य के व्याज नकद ऋण, ऋण खातों के तहत पूर्ण और अंतिम भुगतान की दिनांक तक लागत और खर्च के साथ	रु. 1,60,00,000/- रु. 16,00,000/- रु. 1,00,000/-	18.03.2024 पूर्वाह्न 10:30 बजे से पूर्वाह्न 11:30 बजे
2.	एचडीएफसी बैंक लिमिटेड, दिल्ली / मेसर्स रिची ऑटो इंडस्ट्रीज प्रा. लि. खाता सं. 50200026880919	बंधककर्ता: ललित जैन, अमित जैन, गारंटरों: श्री अमित जैन, श्री अंजलि जैन, श्री अमर अग्रवाल, श्री अंजलि जैन, श्री ललित जैन तिरुपति कोटिंग प्रा. लि. श्री राजीव चावला और श्रीमती अंजना चावला	निर्मित, प्लॉट सं. 13, रोहिणी, नॉर्थ वेस्ट दिल्ली-110085	रु. 8,85,27,878.88 13.04.2021 दिनांक 09.04.2021 को बकाया राशि भविष्य के व्याज नकद ऋण, ऋण खातों के तहत पूर्ण और अंतिम भुगतान की दिनांक तक लागत और खर्च के साथ	रु. 1,60,00,000/- रु. 16,00,000/- रु. 1,00,000/-	ई-नीलामी की दिनांक/समय: 27.03.2024 पूर्वाह्न 10:30 बजे से 11:30 बजे तक योलिन प्राप्ति करने की अंतिम दिनांक: 21.03.2024 अपराह्न 4:00 बजे तक

प्राधिकृत अधिकारी का नाम/फोन सं./ईमेल आईडी: श्री अंकुश सैनी, मोबाइल: 9310988568, ईमेल: [ankush.saini@hdfcbank.com](mailto:ankush.saini@hdfcbank.com)

**नियम और शर्तें:**

- ई-नीलामी को, "जो है जहाँ है, जो है, जैसी है, वहाँ जो कुछ भी है और दायित्वरहित आधार" पर आयोजित किया जाएगा।
- उपरोक्त बोलीदाता वेब पोर्टल के माध्यम से अपने ईएमडी विवरण और दस्तावेज प्रस्तुत करें: <https://www.bankeauctions.com> (लॉगिन आईडी और पासवर्ड के माध्यम से <https://www.bankeauctions.com>) के साथ नाम दर्ज करके उपयोगकर्ता आईडी और पासवर्ड निशुल्क प्राप्त किया जा सकता है। ईएमडी निम्नलिखित खातों में एनईएफटी/एनईएफटीएस के माध्यम से देय होगा: 57500000904281, खाते का नाम: डीएफएसओ ट्रांसिटी खाता, लाभार्थी का नाम: एचडीएफसी बैंक लिमिटेड, आईएफएससी कोड: एचडीएफसी 0000240 या एचडीएफसी बैंक लिमिटेड खाता संख्या 57500000904281 के पक्ष में तैयार किए गए डिमांड ड्राफ्ट के माध्यम से, जो ऊपर की तालिका में उल्लेखित दिनांकों में या उससे पहले 4.00 बजे तक कृपया ध्यान दें कि बैंक ईएमडी राशि के रूप में स्वीकार नहीं किए जाएंगे।
- उपरोक्त बोलीदाताओं को केवाईसी दस्तावेजों यानी पेन कार्ड, पहचान/पता प्रमाण (केवाईसी) का प्रमाण अर्थात् मतदाता पहचान पत्र / ड्राइविंग लाइसेंस, पासपोर्ट / राशन कार्ड आदि की स्व-सत्यापित प्रति लिपि की प्रति भी जमा करने की आवश्यकता होती है और सत्यापन के लिए अपना मूल ले जाना चाहिए।
- प्राधिकृत अधिकारी के ज्ञान और जानकारी में, संपत्ति के सांख्यिक बकाए जैसे संपत्ति करों, सोसायटी के बकाए आदि पर कोई भार नहीं है। बैंक हालांकि किसी भी बकाया सांख्यिक बकाया/ऋण भार/नगर निगम बकाया, विद्वत बकाया, पट्टा किराया, जल बकाया, संपत्ति कर, किसी तृतीय पक्ष के दाये आदि सहित प्राप्त/कर बकाया, यदि कोई हो, के लिए जिम्मेदार नहीं होगा और यह क्रेता की देयता होगी और क्रेता स्वतंत्र रूप से इसकी जांच कर सकता है।
- प्रत्याभूति परिसंपत्ति/संपत्ति का प्राथमिक कब्जा दिनांक 10.05.2023 को माननीय रोहित गुनिया, सीएएएम, उत्तर परिसर, जिला न्यायालय, दिल्ली में सीसी सं. 5490/23 द्वारा नियुक्त न्यायालय रजिस्टर श्रीमती दीपिका प्रताप से प्राप्त किया गया है।
- उपरोक्त बोलीदाताओं को ऋणभार, संपत्ति के शीर्षक, के बारे में अपनी स्वतंत्र जांच करनी चाहिए और स्वयं निरीक्षण कर और संतुष्ट होना चाहिए। उपर्युक्त दिनांक और समय पर संपत्ति का कड़ाई से निरीक्षण किया जा सकता है।
- जिन लोगों ने ईएमडी जमा किया है और लॉगिन आईडी और पासवर्ड बनाए, डेटा अपलोड करने, बोली जमा करने, ई-बिडिंग प्रक्रिया पर प्रशिक्षण आदि में सहायता की आवश्यकता है, वे हमारे सेवा प्रदाता मेसर्स सी 1 इंडिया प्राइवेट लिमिटेड, प्लॉट नंबर 301, ग्लफ पेड्रो केम बिल्डिंग, उद्योग विहार, फेज 2, गुडगांव हेल्ललाइन नंबर: 0124-4302020/21/22/23/24, श्री निखिलेश कुमार मोबाइल: 7080804466, रेल्प लाइन ई-मेल आईडी: [support@bankeauctions.com](mailto:support@bankeauctions.com) से संपर्क कर सकते हैं और संपत्ति से संबंधित किसी भी जानकारी के लिए कार्य दिवसों के दौरान कार्यालय समय में उल्लेखित प्राधिकृत अधिकारी से संपर्क कर सकते हैं। (सुबह 10 बजे से शाम 5 बजे तक)।
- प्राधिकृत अधिकारी बिना कोई कारण बताए किसी भी समय इस नीलामी/बोली को रद्द करने का अधिकार सुरक्षित रखता है। उच्चतम बोली एचडीएफसी बैंक लिमिटेड के अनुमोदन के अधीन होगी। प्राधिकृत अधिकारी को बिना किसी कारण बताए प्राप्त सभी या किसी भी प्रस्ताव/बोलियों को स्वीकार/अस्वीकार करने का अधिकार सुरक्षित है। उसका निर्णय अंतिम और बाध्यकारी होगा। यदि उच्च न्यायलय बोलीदाता लिफ्ट/नीलामी के नियमों और शर्तों के अनुसार भुगतान करने में विफल रहता है, जिसमें सरकारी अधिनियम, 2002 का प्रावधान शामिल है, तो प्राधिकृत अधिकारी अपने विवेचन पर दूसरा उच्चतम बोलीदाता की बोली को स्वीकार कर सकता है, लेकिन इसे दूसरे उच्चतम बोलीदाता द्वारा अधिकार के रूप में दावा नहीं किया जा सकता है।
- (विस्तृत नियम और शर्तों के लिए कृपया हमारी वेबसाइट [www.hdfcbank.com](http://www.hdfcbank.com) और [www.bankeauctions.com](http://www.bankeauctions.com) का संदर्भ लें।)

दिनांक: 20.02.2024, स्थान: दिल्ली

प्राधिकृत अधिकारी, एचडीएफसी बैंक लिमिटेड

**BUSINESS STANDARD (HINDI) 20/02/2024**

दिल्ली संस्करण: बिजनेस स्टैंडर्ड प्राइवेट लिमिटेड के लिए प्रकाशक एवं मुद्रक नंदन सिंह रावत द्वारा द इंडियन एक्सप्रेस (प्रा) लिमिटेड, ए-8, सेक्टर-7, नोएडा

संपादक: कैलाश नोटियाल आरएनआई नं. DELHIN/2008/27804 पाठक संपादक को [lettershindi@bssmail.in](mailto:lettershindi@bssmail.in) पर संदेश भेज

सबस्क्रिप्शन और सर्कुलेशन के लिए संपर्क करें... सुश्री मानसी सिंह हेड, कस्टमर रिलेशन्स बिजनेस स्टैंडर्ड लिमिटेड, तीसरी और चौथी मंजिल, बिल्डिंग एच, पैराम सेंटर, सुबुर्ग गिल्स के

**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 Business Standard (English) & Business Standard (Hindi) on 20.02.2024.**

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, Ground Floor, Gulab Bhawan, 6 Bahadur Shah Zafar Marg, New Delhi-110002.
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 Mithalesh Kumar Mobile: 7080804466,, Help Line e-mail ID: [support@bankeauctions.com](mailto: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](mailto: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](http://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. HIG Flat bearing No. G-208, Duplex 2<sup>nd</sup> and 3<sup>rd</sup> Floor situated at the Ekta CGHS Ltd. Known as Satya Shanti Apartments build on Plot No.23, Block 13, Rohini, North West Delhi-110085

**Date: 20<sup>th</sup> February 2024**

**Sd/-**

**Authorised Officer**

**Place:Delhi.**

**HDFC BANK LIMITED**