



**HDFC Bank Ltd. : 3rd Floor, Shivalik-II, Above Axis Bank,
Near Drive In Cinema, Ahmedabad - 380054.
Phone : 9327974575**

**E-AUCTION SALE NOTICE
UNDER SARFAESI ACT, 2002**

Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on **"AS IS WHERE IS & WHAT IS THERE IS BASIS"**.

Names of the Borrowers and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Properties	Reserve Price	Date of Inspection	Date(s) of E-Auction & Timing
			EMD		Date of EMD Submission
(1) LAXMI TEXTILE A PROPRIETORSHIP FIRM THROUGH ITS PROPRIETOR INDU RAJESH THAPAR, (2) INDU RAJESH THAPAR, (3) RAJESH BIRBAL THAPAR Loan Against Property Account No. 6910635 LAP – Mortgage GECL Loan Account No. 8183164	Rs. 2,01,81,835.20/- (Rupees Two Crore One Lakh Eighty One Thousand Eight Hundred Thirty Five and Twenty Paise Only) as on 25.02.2024 and interest there on.	Property No.1: Residential Property Being Hissa No. 467-I, Block-I, B.R.S. Nagar, Near Lodhi Club, Ludhiana-141012, Punjab And Located At Hissa No. 467.I, Khasra No. 73/7, Khata No.1750/1903, J.B. 2001-02, Mouje : Sunet, Abadi Bhai Randhir Singh Nagar, H.B. - 159, Taluka : Ludhiana, Dist. & Sub-District : Ludhiana.	Reserve Price: Rs.66,00,000 /- (Rupees Sixty Six Lakh Only)	12.03.2024 BETWEEN 12.00 AM & 03.00 PM	21.03.2024. at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid
			EMD AMT Rs.6,00,000/- (Rupees Six Lakh Sixty Thousand Only)		Last Date EMD Submission 19.03.2024
(1) LAXMI TEXTILE A PROPRIETORSHIP FIRM THROUGH ITS PROPRIETOR INDU RAJESH THAPAR, (2) INDU RAJESH THAPAR, (3) RAJESH BIRBAL THAPAR Loan Against Property Account No. 6910635 LAP – Mortgage GECL Loan Account No. 8183164	Rs. 2,01,81,835.20/- (Rupees Two Crore One Lakh Eighty One Thousand Eight Hundred Thirty Five and Twenty Paise Only) as on 25.02.2024 and interest there on.	Property No.2: Residential Property Being Hissa No. 466-Z, Block-I, B.R.S. Nagar, Near Lodhi Club, Ludhiana-141012, Punjab And Located At Hissa No. 466.Z, Block-I, Khasra No. 59/9, Khata No.454/529, J.B. 1996-97, Mouje : Sunet, Abadi Bhai Randhir Singh Nagar, H.B. - 159, Taluka : Ludhiana, Dist. & Sub-District : Ludhiana.	Reserve Price: Rs.69,00,000 /- (Rupees Sixty Nine Lakh Only)	12.03.2024 BETWEEN 12.00 AM & 03.00 PM	21.03.2024. at 11.00 AM to 12.00 Noon With unlimited extension of 5 Mins. for every Successful Bid
			EMD AMT Rs.6,90,000/- (Rupees Six Lakhs Ninety Thousand Only)		Last Date EMD Submission 19.03.2024

* With further interest as applicable, incidental expenses costs, charges etc. incurred till the date of payment and/or realization.
NB: to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd, there are no encumbrances.
The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/herselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders. Auction will be cancelled if borrower pays dues to the Bank before auction date.
TERMS & CONDITIONS OF SALE :-

- Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document / E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the **Authorized Officer of HDFC Bank Ltd. at 3rd Floor, Shivalik-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054**, on any working day. Properties are available for inspection on the date(s) and time mentioned above.
- Sealed tenders (in the prescribed tender documents/ e-bidding catalogue only) along with 10% of the Reserve Price amount towards earnest money deposit (EMD) should be deposited in the office **HDFC Bank Ltd. at 3rd Floor, Shivalik-3, Above Axis Bank, Near Drive-in Cinema, Ahmedabad - 380054** on or before date mentioned above. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD." payable at par at Ahmedabad. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned hereinabove in last column.
- The bid incremental values for said properties will be Rs. 50,000/-.**
- Documents :** along with tender documents/e-bidding catalogue the tenderer/s should also attach Passport Size Photo and copy of his/her photo identity proof such as copy of the Passport, Election Commission Card, Driving License, copy of the Pan Card issued by the Income Tax Department, Aadhar Card. Please note that proof of residence countersigned by the tenderer/ offerer himself/himself also needs to be provided.
- The Borrower(S) / Mortgageor(S), Guarantor(S) of the Immovable Properties / Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.
- The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are:
A) e-Procurement Technologies Limited (Auction Tiger) is assisting The Authorized Officer in conducting the Online Auction.
B) Detailed Terms and Condition for Participating in the Online Auction, Format, Application, Declaration, etc., can be Downloaded From Website : <https://hdfcbank.auctiontiger.net> .
C) Upon Receipt of The Necessary Documents as mentioned above within the stipulated Date and Time, password/user id will be provided by M/s. e-Procurement Technologies Limited to Eligible Tenderers / Prospective Purchasers to participate in the Online Auction at <https://hdfcbank.auctiontiger.net> . Necessary trainings will be provided by M/s. e-Procurement Technologies Limited for this purpose.
- Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser only. The stamp duty / Deficit Stamp Duty legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.
- The person who has participated in Online Auction and submitted highest bid in online auction will be declared to be the purchaser and shall immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorized Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, amount deposited initially will be forfeited and the property shall forthwith be put up for auction again and resold.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of **HDFC BANK LTD., Manpreet Singh – 9872301684, Mr. Hiren Shukla on 93769 81025 or Mitul Bhadiyadra on 9327974575** or Email : manpreet.singh146@hdfcbank.com, mitul.bhadiyadra1@hdfcbank.com, hiren.shukla@hdfcbank.com and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821/9265562818/9265562819/ 079- 68136880/881 /837 /842. Email : support@auctiontiger.net & ramprasad@auctiontiger.net.

HDFC Bank reserves its right to accept or to reject highest and / or all offer/s and to cancel entire auction proceedings without assigning any reasons.
THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWERS UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002
Date : 28.02.2024, Place : Ludhiana
Sd/- Authorized Officer, HDFC Bank Ltd.