

We understand your world

E-AUCTION SALE NOTICE PUBLIC NOTICE 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 19(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 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.banksauctions.com>

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

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Amount as per Demand Notice	Reserve Price EMD
1	HDFC Bank Ltd, Delhi M/s Tirupati Coaling Private Ltd Account No.: 50200026867672, 8387744, 003SB04203650003, 003SB04203536002, 003SB04210140002, 003SB04203650006, 003SB04203590113, 003SB04210130007, 003SB04203170001, 003SB04203650005, 003SB04203560034, 003SB04210130008, 003SB04203540012, 003SB04203120002, 003SB04203160006, 003SB04203230018, 003SB04203120001, 003SB04203570033	Mortgagors : Lalit Jain Amit Jain Guarantors : Mr. Amit Jain, Mr. Anil Jain, Mr. Lalit Jain, Mr. Anjali Jain, Mr. Sanjay Jain, Lalit Jain (HUF), Richi Auto Industries Pvt Ltd	HIG Flat bearing No. G-208, Duplex 2nd and 3rd Floor situated at the Ekda 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 accounts.	Rs. 1,44,00,000/- Rs. 14,40,000/- Rs. 1,00,000/- Date/Time of e-Auction : 28/11/2024 10.30 AM to 11.30 AM Inspection Date and Time: 20/11/2024 03.00 PM to 04.30 PM Last Date for Receipt of Bids: 28/11/2024 up to 4.00 PM
2	HDFC Bank Ltd, Delhi M/s Ridhi Auto Industries Pvt Ltd Account No.: 50200026880919	Mortgagors : Lalit Jain Guarantors : Mr. Amit Jain Mr. Anil Jain Mr. Amar Aggarwal Mr. Anjali Jain Mr. Lalit Jain Tirupati Coaling 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 accounts.	

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 <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.
- 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 the secured asset/property has been obtained on dated 10.05.2023 from Court Receiver Mrs. Deepika Pratap appointed by Hon'ble. Sh. Rohit Guila, CMM, North West, District Rohini Courts, Delhi in CC No 5430/23.
- 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. Mihalesh Kumar Mobile: 7080804466, 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).
- The Authorized officer reserves the 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 reason. 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)

Authorised Officer, HDFC Bank Ltd.

Date: 07.11.2024, Place: Delhi.

BUSINESS STANDARD "ENGLISH" 7/11/2024

HDFC BANK

मुख्यालय: एचडीएफसी बैंक हाउस, सेनापति बापत मार्ग, लॉअर परेल (वेस्ट), मुंबई - 400013 क्षेत्रीय कार्यालय एचडीएफसी बैंक लि., विशेष प्रचालन विभाग, ग्रांटेड फ्लोर, गुलाब मघन, 6, बहादुर साह जफर मार्ग आईटीटो, नई दिल्ली 110002 ई-मेल: सीपी विनीता@hdfc.co

[illegible]

अचल संपत्तियों का विवरण / खाते / राशि / ईएमडी / ईटीसी का विवरण

क्र. सं.	शाखा का नाम व खाता	संपत्ति के गिरवीकर्ता व गारंटर के नाम	संपत्ति का विवरण	मांग सूचना अनुसार राशि मांग सूचना तिथि	आवृत्त न्यून ईएमवी बोली बुद्धि राशि
1.	एचडीएफसी बैंक लि., दिल्ली मैसर्स तिरुपति कोटिंग प्राइवेट लि. खाता सं. 59200026867672, 8387744, 003SB04203650003, 003SB04203530002, 003SB04210140002, 003SB04203650006, 003SB04203590113, 003SB04210130007, 003SB04203170001, 1,003SB04203650005, 003SB04203560034, 003SB04210130006, 003SB04203540012, 003SB04203120002, 003SB04203160006, 003SB04203230018, 003SB04203120001, 003SB04203570033	गिरवीकर्ता: ललित जैन अमित जैन गारंटर: श्री अमित जैन, श्री अंतिय जैन, श्री ललित जैन, श्री अजलि जैन, श्री सजय जैन, ललित जैन (एचयूफ), रिश्दि ऑटो इंडस्ट्रीज़ प्रा. लि.	एचआईजी प्लैट विचारित्र नं. जी-206, दुल्हन्स दूसरी व तीसरी मंजिल एकता सीजीएचएस लि. व स्थित साया शांति अपार्टमेंट्स के रूप में जात प्लॉट नं 23 पर निर्मित, ब्लॉक 13, रोहिणी, उत्तर पश्चिम, दिल्ली-110085	₹. 12,92,22,331.27 / - 15 अप्रैल, 2021 09.04.2021 तक देय ऋण खाता के तहत पूर्ण व अंतिम भुगतान की तिथि तक लागत व व्यय के सहित आगे के ब्याज के साथ	₹ 1,44,00,000/- Rs. 14,40,000/- Rs. 1,00,000/- ई-नौलामी की तिथि / समय : 28.11.2024 सुबह 10.30 से सुबह 11.30 तक
2.	एचडीएफसी बैंक लि., दिल्ली मैसर्स रिश्दि ऑटो इंडस्ट्रीज़ प्रा. लि. खाता सं. 50200026880919	गिरवीकर्ता: ललित जैन अमित जैन गारंटर: श्री अमित जैन, श्री अंतिय जैन, श्री अरुण अग्रवाल, श्री अजलि जैन, ललित जैन तिरुपति कोटिंग प्रा. लि.	प्रभावित अधिकारी का नाम / फोन नं. / ई-मेल आईडी: श्री अंकुश सैनी, मोबाइल: 9310998569 ankush.saini@hdfcbank.com	₹ 6,65,27,676.66 / - 13 अप्रैल, 2021 09.04.2021 तक देय ऋण खाता के तहत पूर्ण व अंतिम भुगतान की तिथि तक लागत व व्यय के सहित आगे के ब्याज के साथ	जांच की तिथि व समय : 20.11.2024 रायपुर 03.00 से शाम 4.30 बोली प्राप्ति की अंतिम तिथि : 28.11.2024 तक शाम 4.00 तक

नियम व शर्तः

- [illegible]

प्राधिकृत अधिकारी, एचडीएफसी बैंक लि

BUSINESS STANDARD HINDI 7/11/20

मजेस्टिक ऑटो 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 "Business Standard" (English) & "Business Standard " (Hindi) on 07-11-2024.

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 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.
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 4.00 P.M. 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 & SEAL 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 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 A.M. to 5 P.M.)

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 P.M., 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, 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 offeror/successful bidder shall be liable to be forfeited and property may either be offered to the second highest bidder of the said auction or be put to re-auction at the sole discretion of the Authorized Officer and the defaulting successful bidder shall have no claim/ right in respect of property/ amount.
13. The prospective bidder/auction purchaser should take cognizance of all the litigation with respect to the property in auction including Securitization Application, if any filed before Debt Recovery Tribunal or any other court. He should inquire all the case with respect to the property in auction, independently and take cognizance of it prior to submission of bid.
14. If due to any order/direction passed by Court/Tribunal, statutory authority, government agencies, auction or sale need to be canceled and Authorized Officer have to refund/return the sale proceeds or EMD, in such case no interest or compensation shall be given. If any loss is caused, due to any legal case/action by the auction purchaser or successful bidder against the Authorized Officer or the Bank with respect to this auction/sale in such case they will indemnify the Authorized Officer or the Bank to the extent of loss incurred to it.
15. 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.

16. 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.
17. The concerned Authorized Officer may cancel the auction process/bidding/bid at any time without assigning any reason thereof.
18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. <https://www.bankeauctions.com>, and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.
19. 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
20. 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.
21. 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).
22. 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/consideration for transfer of property or Stamp duty paid, whichever ever is higher 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 remaining amount 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.
23. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and, any past, present or future encumbrances, all the statutory/ non-statutory dues whatsoever in nature by any authority or agency including Sales Tax, Municipality Tax, Property Tax, Other Tax liabilities, Electricity dues, Water dues, Maintenance charges, Utility charges, Transfer fees with respect to the leasehold land etc; taxes, rates, assessment charges, fees etc. owing to anybody.
24. The Bank shall not be responsible for any loss or damage pursuant to any litigation whatsoever in nature either at the instance of the Mortgagor(s) or the Borrower(s) in respect of the said property.
25. Bank has discretion to revoke this sale at any point of time before Execution of Sale Certificate and in that event, Bank shall reimburse amount paid to the Bank without interest.
26. The stamp duty with respect to this sale certificate shall be borne by the purchaser only

27. On issuance of Sale Certificate by the Bank, sale shall be complete, and no claims shall be entertained by the Bank.
28. 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.

Sr. No.	<u>Schedule of the Properties:</u>
Item No.1	HIG Flat bearing No. G-208, Duplex 2 nd and 3 rd Floor situated at the Ekta CGHS Ltd. Known as Satya Shanti Apartments build on Plot No.23, Block 13, Rohini, North West Delhi-110085

Sd/-

Date: 07-11-2024

Authorised Officer

Place: New Delhi

HDFC BANK LIMITED