


E-Auction Notice
Industrial Property and Plant & Machinery at SIDCO Pharmaceutical Complex, Vill : Alathur, Taluk : Tiruporur, Dist. : Kanchipuram, State : Tamil Nadu

 HDFC BANK We understand your world	HDFC BANK LIMITED Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400 013 Regional Office: Dept. For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013
E-AUCTION SALE NOTICE	
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES	
LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW	
E-Auction Sale Notice for Sale of Immovable Assets 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 that the Authorized Officer of HDFC BANK LTD. had taken physical possession of the following property/ies pursuant to the notice 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 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 will be done by the undersigned through e-auction platform https://www.bankeauctions.com.	
Name of the Branch & Account: HDFC Bank Ltd, Mumbai Eurolife Healthcare Pvt. Ltd. Name of the Mortgagor of the property: Eurolife Healthcare Private Limited (under liquidation) Amount as per Demand Notice: ₹42,23,89,782.03 (Rupees Forty Two Crore Twenty Three Lakh Eighty Nine Thousand Seven Hundred Eighty Two and Paise Three Only) due as on 30.11.2021 along with further interest thereon from 01.12.2021 with further interest along with the costs and expenses till the date of full and final payment under the facilities. Demand Notice Date: 10.02.2022.	
DESCRIPTION OF IMMOVABLE PROPERTY	
Industrial Property situated at Plot No.63 to 76, 90, 91, 92, 93 and 94/Old S.No.237/1, as per Patta New S.No.237/6, Industrial Estate, Alathur Village, Tiruporur Taluk, Kanchipuram District, Pincode 603 104, Tiruporur SRO along with all Buildings, Structures, Plant & Machinery, installation constructed, erected or installed as more particularly set out in Terms and Conditions.	
Reserve Price: ₹ 46 Crore; Earnest Money Deposit (EMD): ₹ 4.60 Crore; Bid Increment : ₹ 1,00,000/-	
DATE & TIME OF E-AUCTION SALE: 17.02.2025 - 1.00 p.m to 2.00 p.m (with unlimited extension of 5 minutes each)	
Last Date for Receipt of Bids : 15.02.2025 before 4.00 p.m.	
Inspection Date and Time: 05.02.2025 from 1:00 p.m to 2.00 p.m.	
Authorised Officer Details : Ms.Priyanka Kapadia, Mob: 98205 30390, priyanka.kapadia@hdfcbank.com	
TERMS & CONDITIONS:	
1.The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"	
2.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 EITHER through NEFT / RTGS or Demand Draft in the following Account: 57500000904261, Name of the Account : DFSO TRANSITORY ACCOUNT : Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques shall not be accepted as EMD amount.	
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property except mentioned in terms and conditions. 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/ encumbrances/ tax arrears/ litigations, if any. Properties can be inspected strictly on the above mentioned date and time.	
4. 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.68, 3rd Floor, Sector-44 – Gurgaon, Haryana Pin: 122003 Helpline Nos : 0124-4302020/21/22/23/24, Mr. Prabhakaran M-Team Lead Mobile : 74182 81709, e-mail ID: tn@c1india.com , Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact the Authorized Officer - Priyanka Kapadia (Mobile-98205 30390, E Mail- priyanka.kapadia@hdfcbank.com) at address as mentioned above in office hours during the working days. (10:00 a.m to 5:00 p.m).	
5. 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 terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com	
STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002	
This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/mortgagor of the above said loan about the holding of E-Auction Sale on the above mentioned date.	
Date : 28.01.2025 Place: Mumbai	For HDFC BANK LIMITED Priyanka Kapadia, Authorised Officer

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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 English in “Times of India (Chennai)” & in Tamil in “Dinakaran (Chennai)” on 28.01.2025.

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 from the Liquidator.
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 except the workman’s claim and liquidation against borrower. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues (including electricity 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 / Demand Draft in the following Account: 57500000904261, Name of the Account : DFSO TRANSITORY ACCOUNT, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 latest by 4.PM. on or before the respective dates mentioned in the auction notice. The payment shall only be done from the account of the intending bidders and the details of which shall be mentioned in the web portal. The aforementioned payment details along with letter of participation in the bid, shall reach the concerned Authorised Officer on /or before the respective date / time mentioned in the auction notice at HDFC Bank Ltd, Dept. For Special Operations, Mumbai.
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:

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<https://www.bankeauctions.com>) AFTER DULY FILLING UP & SIGNING & SEAL IS ALSO REQUIRED.

7. 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 M/s. C1 India Pvt. Ltd. Plot No.68, 3rd Floor, Sector-44 – Gurgaon, Haryana Pin: 122003 Helpline Nos : 0124-4302020/21/22/23/24, Mr. Prabhakaran M-Team Lead (Mobile : 7418281709, e-mail ID: tn@c1india.com, Help Line e-mail ID: support@bankeauctions.com), and for any property related query may contact the Authorized Officer - Priyanka Kapadia (Mobile-9820530390, E-Mail- priyanka.kapadia@hdfcbank.com) at address as mentioned above in office hours during the working days (10 AM to 5 PM).
8. 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. Her decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com)
9. Only buyers holding valid User ID / Password and confirmed payment of NEFT/RTGS/DD shall be eligible for participating in the e-Auction process.
10. 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, 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.
11. 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
12. 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 shall 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.
13. 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

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property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

14. 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.
15. 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.
16. 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.
17. 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 M/s C1 India Pvt. Ltd. for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal.
18. Bidding in the last moment should be avoided in the bidders own interest as neither the HDFC BANK LTD. nor the 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.
19. 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).
20. 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.
21. 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, Electricity dues, Water dues, Transfer fees

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with respect to the leasehold land etc; taxes, rates, assessment charges, fees etc. owing to anybody.

22. 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.
23. 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.
24. The stamp duty with respect to this sale certificate shall be borne by the purchaser only
25. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
26. 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

DESCRIPTION OF PROPERTIES

SCHEDULE – A

Land and building situated at Plot No.;63 to 76, 90, 91, 92, 93 and 94 / Old S.No.237/1, as per Patta New S.No.237/6, Industrial Estate, Alathur Village, Tiruporur Taluk, Kanchipuram District, Tiruporur SRO. Pincode 603 104 alongwith all buildings, structures, Plant & Machinery, installation constructed, erected or installed owned by Eurolife Healthcare Pvt. Ltd. (now under Liquidation)

i) All the piece and parcel of land admeasuring 9.6655 Acres, comprised in S No. 237/6 (Old S. No. 237/1), together with the superstructure bearing Plot Nos. 63 to 76, 90, 91, 92, 93 and 94, situate at Industrial Estate, Alathur Village, Tiruporur Taluk, along with all buildings, structures, Plant and Machinery, installations constructed, erected which is bounded as under –

Plot No. 63,76,90 excluding Plot No. 90 Road

North by: 12m road

South by: 12m road and Plot No. 95

East by: Plot No. 67, 77 and Plot No. 89

West by: Plot No. 64, 75 & 91.

Plot No. 64 to 68 and 73 to 75

North by: 12m road

South by: Plot No. 69, 71, 91 and 92 and included Portion

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East by: Plot No. 63 and 76.

West by: 12m wide road

Survey No. 237/3A1 (As per Patta 237/3A1J)

North by: Plot No. 76

South by: Plot No. 90

East by: Sidco 12m road

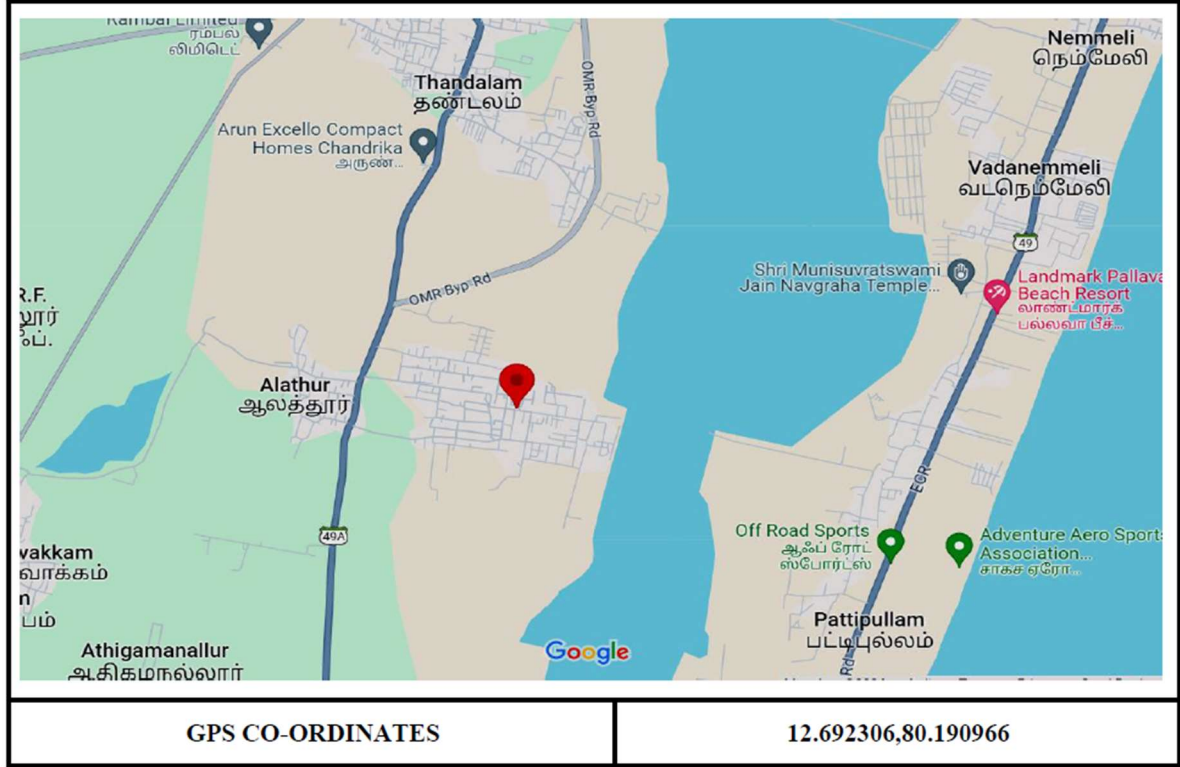
West by: Portion of 13m Land

Date: 28.01.2025

Place: Mumbai

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Photographs:



Zone:
Guideline Village:
Revenue District:
Street/Survey Number:

CHENGALPATTU
ALATHOOR
CHENGALPATTU
237

Sub Registrar Office:
Revenue Village:
Revenue Taluka:

THIRUPORUR
AALATHUR
THIRUPORUR

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MAIN BUILDING VIEW



GI SHEET PROCESSING AREA VIEW



MAIN BUILDING ENTRANCE VIEW



TRUSS ROOF BUILDING EXTERNAL VIEW



FRONT ELEVATION VIEW



ROAD VIEW

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CONFERENCE HALL VIEW



TESTING CUM LABORATORY AREA VIEW



CANTEEN VIEW



LABOURS SHED AREA VIEW



OHT AREA VIEW



CANTEEN BUILDING EXTERNAL VIEW

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PROCESSING UNIT VIEW



PROCESSING UNIT VIEW 2



RAW MATERIAL STORAGE AREA VIEW



STORAGE AREA VIEW



STORAGE GODOWN VIEW



WORKSHOP AREA VIEW