



Head Office: HDFC Bank House, Senapati Bapat

Marg, Lower Parel (West), Mumbai - 400 013

Regional Office: HDFC Bank Ltd; Dept For Special Operations, Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, New Delhi 110002

Authorised Office at:- HDFC Bank Ltd.,Deptt For Special Operations, Shop No. 2 & 3, Sector No. 3, Channi Himmat Jammu. 180015

E-AUCTION SALE NOTICE
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to Bank 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(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) 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 IS 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 of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE PROPERTIES

Sr. No.	Name of the Branch & Account	Name of the Borrower & Guarantors of the property	Details of property	Amount as per Demand Notice – Demand Notice Date	Inspection Date and Time	Reserve Price	Date/Time of Auction & Place of Auction	Last Date for Receipt of Bid Form and EMD	Name of Authorized Officer/Phone No./Email Id
						Earnest Money Deposit(EMD)			
						Bid Increase Amount			
1	HDFC Bank Ltd. Amritsar vs M/s Friends Sales Corporation & M/s Dinesh Associates	Borrower- M/s Friends Sales Corporation, A proprietorship firm of Mr. Vijay kumar S/o Mr. Kartar Chand, , Gurbax Nagar, Chabal Road, Amritsar Pin: 143001 and M/s Dinesh Associates, A Proprietorship Firm of Mr Dinesh Angural s/o Mr. Vijay Kumar having address at Gurbax Nagar, Chabal Road, Amritsar Pin: 143001. <u>Mortgagers and Guarantors:</u> Mr. Vijay Kumar S/o Mr Kartar Chand (Proprietor, Mortgager and Guarantor) having place	1) All Part and Parcel of Property Private Plot No. 16 Comprising in Khasra No. 836 to 862 Min, 3683/836 to 862/15, 3764/836 measuring 110 + 130.16 = 240.16 Square Yards situated at Amritsar Urban Circle No. 108 Abadi Gurbax Nagar Tehsil and District Amritsar owned by Sh. Vijay Kumar S/o Sh. Kartar Chand & Suman Kumari W/o Sh. Vijay Kumar. Boundaries- East- H.No. 58. West- Street & Door. North- H.No. 60. South- Others	Rs 107,90,054/- as per Notice dated 24 07 2023 in Friends Sales Corporation and Rs. 94,68,782/- as per Notice dated 24-07-2023 in Dinesh Associates.	14 05 2025 from 11:00 am to 12:00 noon	Reserve Price for Property No. 1- Rs 57,30,000/- EMD -Rs. 5,70,000/- Bid Increase Amount- Rs.1,00,000/- Reserve Price for Property No. 1- Rs 100,00,000/- EMD -Rs. 10,00,000/- Bid Increase Amount- Rs.1,00,000/-	16.05.2025 11.00 AM to 12.00 noon	14.05.2025 upto 8 PM	Mr. Satish Bhardwaj 9796810101 Satish.bhardwaj@hdfcbank.com

		<p>of business at c/o M/s Friends Sales Corporation, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001.</p> <p>Also at H.No. 59-B, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001.</p> <p>Also at Private Plot No. 49-C situated at Amritsar Urban Circle No. 108 Village Dhapai Tehsil and District Amritsar -143001</p> <p>Mr. Dinesh Angural S/o Mr. Vijay Kumar (Proprietor, Mortgagor and Guarantor)- business at c/o M/s Dinesh Associates, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001</p> <p>Also at H.No. 59-B, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001.</p> <p>Also at Private Plot No. 49-C situated at Amritsar Urban Circle No. 108 Village Dhapai Tehsil and District Amritsar -143001</p> <p>Mrs Suman Kumari W/o Mr Vijay Kumar (Guarantor and Mortgager)- having address at H.No. 59-B, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001</p> <p>M/s Dinesh Associates (Group Firm and Guarantor)- A Proprietorship Firm of Mr. Dinesh Angural, Gurbax Nagar, Chabal Road, Amritsar Pin: 143001</p>	<p>2) All Part and Parcel of Property Private Plot No. 49-B & 49-C Comprising in Khasra No. 605 Min, measuring 129 + 129 = 258 Square Yards situated at Amritsar Urban Circle No. 108 Village Dhapai Tehsil and District Amritsar owned by Sh. Vijay Kumar S/o Sh. Kartar Chand & Sh. Dinesh Angural S/o Sh. Vijay Kumar.</p> <p>Boundaries- East- Plot No.49-A. West- Plot No. 49-D. North- Road. South- Other Property</p>						
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2	HDFC Bank Ltd. Amritsar vs M/s Rashit Enterprises - (Borrower)- a Proprietorship Firm of Lt. Sh. Ramesh Kumar being represented by his legal heir Mr. Rashit Arora Kumar having its place of business at 430, Bazar Gujran, Majith Mandi, Amritsar Pin: 143001.	Mortgager and Guarantors: M/s Rashit Enterprises - (Borrower) - through its a Proprietorship Firm of Lt. Sh. Ramesh Kumar being represented by his legal heir Mr. Rashit Arora Kumar having its place of business at 430, Bazar Gujran, Majith Mandi, Amritsar Pin: 143001. Mr. Rashit Arora S/o – Lt. Sh. Ramesh Arora (Class I legal Heir and guarantor) Business address: C/o M/s Rashit Enterprises, Bazar Gujran, Majith Mandi, Amritsar Pin: 143001. Residence Address: H.No. 659/5, Basant Avenue, Amritsar Pin: 143001	All Part and Parcel of Property Khana Shumari Old No. 467-478/6-3 Min & No. 630/6-3 Min & 2563/6 Min Situated at Bazar Gujran Wala Near Akali Market, Tehsil & District Amritsar owned by Lt. Sh. Ramesh Kumar S/o Radhe Sham. Area- 62 Sq. Yards. Boundaries- East- Pending Share of the Property. West- Shri B .M Uppal. North- Shri Baldev Raj. South- Door Towards general passage	Rs. 44,95,998.18 (Rupees Forty Four Lakhs Ninety Five Thousand Nine Hundred Ninety Eight and Eighteen Paise Only) together with future interest thereon from the date of the said notice vide notice dated 24 09 2021	14 05 2025 From 2:00 pm to 3:00 pm	Reserve Price- Rs 46,00,000/- EMD -Rs. 4,60,000/- Bid Increase Amount- Rs.1,00,000/-	16.05.2025 11.00 AM to 12.00 noon	14.05.2025 up to 08.00 PM	Mr. Satish Bhardwaj 9796810101 Email ID- Satish.bhardwaj@hdfcbank.com
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TERMS & CONDITIONS:

1. The e-Auction is being held on **“AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS 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 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 DFSO TRANSITORY ACCOUNT - 57500000904261 latest by the date and time mentioned in the table above. 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 i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears, if any. 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 Bank shall not undertake any responsibility to procure any permission/licence, NOC etc in respect of property(ies) offered for sale.
4. 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.
5. 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.

6. 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 Mithalesh Kumar Mobile: 07080804466**, Help Line e-mail ID: 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)
7. 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, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
8. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

Date: 09-04-2025

For HDFC Bank

Place: Jammu

Authorised Officer