

**E-Auction : Industrial Property i.e. Land & building situated at Survey No.:
125, Hissa Nos 1, 2, 3 & 4, Village - Gove, Taluk - Bhiwandi, District - Thane,
Maharashtra, Pincode - 421311**

	Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 Regional Office: HDFC Bank Ltd; Dept For Special Operations, 4th Floor; B: wing, Peninsula Business Park, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400013.	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 the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 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 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 will be done by the undersigned through e-auction platform provided at the website.																																		
DESCRIPTION OF IMMOVABLE PROPERTIES																																		
Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of mortgaged property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price (EMD) Bid Increase Amount	Last Date for Receipt of Bids	Date/ Time of e-Auction	Name of Authorised Officer/Phone No./Email Id																										
HDFC Bank Ltd, Mumbai. A/c- Ritu Automobiles Private Limited	Mortgagor: Ritu Automobiles Private Limited (Under liquidation)	Property consisting of land and showroom located on the following land and more particularly set out in Terms and Conditions : I. All those piece and parcels of vacant land or open ground situate and lying in Village Gove, Taluka Bhiwandi, within the limits of Gove Grampanchayat, Taluka and Registration Sub-District Bhiwandi, Registration District Thane as per the following particulars and the same has been permitted for Industrial or Non-Agricultural purpose of Collector Office Thane vide an Order dated 24th June 2008 bearing No.REV/DIV/1/TE-8/NAP/SR-128/05, area adm. 3300 sq. mtrs. potkharaba adm. 100sq. mtrs. The details are shown as under:- <table border="1"> <tr> <th>Survey No</th> <th>Hissa No.</th> <th>H-R-P Sq. Mtrs.</th> <th>Potkharab Sq. Mtrs.</th> </tr> <tr> <td>125</td> <td>1</td> <td>0-09-0</td> <td>0-00-5</td> </tr> <tr> <td>125</td> <td>2</td> <td>0-12-0</td> <td>0-00-5</td> </tr> <tr> <td>125</td> <td>4</td> <td>0-12-0*</td> <td>-</td> </tr> <tr> <td>Total</td> <td></td> <td>0-33-0</td> <td></td> </tr> </table> II. All those piece and parcels of vacant land or open ground situate and lying in Village Gove, Taluka Bhiwandi, within the limits of Gove Grampanchayat, Taluka and Registration Sub-District Bhiwandi, Registration District Thane as per the following particulars and the same has been permitted for Industrial or Non-Agricultural purpose of Collector Office Thane vide an Order dated 24th June 2008 bearing No.REV/DIV/1/TE-8/NAP/SR-128/05, area adm. 3700 sq. mtrs. The details are shown as under:- <table border="1"> <tr> <th>Survey No</th> <th>Hissa No.</th> <th>H-R-P Sq. Mtrs.</th> </tr> <tr> <td>125</td> <td>3</td> <td>0-37-0*</td> </tr> </table>	Survey No	Hissa No.	H-R-P Sq. Mtrs.	Potkharab Sq. Mtrs.	125	1	0-09-0	0-00-5	125	2	0-12-0	0-00-5	125	4	0-12-0*	-	Total		0-33-0		Survey No	Hissa No.	H-R-P Sq. Mtrs.	125	3	0-37-0*	Rs 29,75,95,522.11 (Rupees Twenty Nine Crore Seventy-Five Lakh Ninety Five Thousand Five Hundred Twenty two and paise Eleven Only) due as on 31-12-2019 along with further interest & penal interest thereon from 01-01-2020 along with the costs and expenses thereon 16th January 2020	2nd June 2025 from 12:00 to 1:00 P.M	Rs.26.10 Crore Rs 2.61 Crore Rs.1,00,000/-	20th June 2025 at 4:00 PM	21st June 2025 at 11:00 A.M. to 12:00 Noon (with unlimited extension of 5 minutes each)	Priyanka Kapadia Mob: 9820530390 priyanka.kapadia@hdfcbank.com
Survey No	Hissa No.	H-R-P Sq. Mtrs.	Potkharab Sq. Mtrs.																															
125	1	0-09-0	0-00-5																															
125	2	0-12-0	0-00-5																															
125	4	0-12-0*	-																															
Total		0-33-0																																
Survey No	Hissa No.	H-R-P Sq. Mtrs.																																
125	3	0-37-0*																																
*Note : There is a shortfall in above area due to road widening.																																		
Terms and conditions: 1. The Bank under SARFAESI Notice 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 Authorised 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/ 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 Authorised 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 dates and time. 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 highest bid shall be subject to approval of HDFC Bank Limited. Authorised 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 30 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: 16.05.2025 Place : Mumbai																																		
For : HDFC BANK LIMITED Priyanka Kapadia Authorised Officer																																		

E-Auction : Industrial Property i.e. Land & building situated at Survey No.: 125, Hissa Nos 1, 2, 3 & 4, Village - Gove, Taluk - Bhiwandi, District - Thane, Maharashtra, Pincode - 421311.

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 “Indian Express” (English) on & “Loksatta” (Marathi) on 16th May, 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.
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 except a Writ Petition No.31676 of 2024, High Court of Bombay filed by Manoj Lalwani, suspended Director of Ritu Automobiles Pvt. Ltd. pending before High Court of Bombay, however there is no stay/injunction obtained by the borrower/mortgagor for sale of the same. Since, borrower is in liquidation, all claim including GST dues etc. are subject matter of claim under liquidation process. 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 EITHER by NEFT, RTGS to the following Account: 57500000904261, Name of the Beneficiary : HDFC BANK LTD., Name of the Account: DFSO TRANSITORY ACCOUNT, IFSC Code : HDFC0000240 or by handing over of original Demand Draft favouring HDFC BANK LTD to the Authorised Officer latest by 4.PM. on or before the respective dates mentioned in the auction notice. Please note that Cheques shall not be accepted as EMD amount. 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.

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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 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, Bhavik R. Pandya - Mobile : 8866682937, e-mail ID: maharashtra@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'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.

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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 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 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 /consideration for transfer of property or Stamp duty paid,

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whichever 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 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 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.

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Schedule : Description of Secured Property

Property consisting of land and showroom located on the following land :

- I. All those piece and parcels of vacant land or open ground situate and lying in Village Gove, Taluka Bhiwandi, within the limits of Gove Grampanchayat, Taluka and Registration Sub-District Bhiwandi, Registration District Thane as per the following particulars and the same has been permitted for Industrial or Non-Agricultural purpose of Collector Office Thane vide an Order dated 24th June 2008 bearing No.REV/DIV/1/TE-8/NAP/SR-128/05, area adm. 3300 sq. mtrs, potkharaba adm. 100 sq. mtrs. The details are shown as under:-

Survey No	Hissa No.	H-R-P Sq. Mtrs.	Potkharaba Sq. Mtrs.
125	1	0-09-0	0-00-5
125	2	0-12-0	0-00-5
125	4*	0-12-0	-
Total		0-33-0	

- II. All those piece and parcels of vacant land or open ground situate and lying in Village Gove, Taluka Bhiwandi, within the limits of Gove Grampanchayat, Taluka and Registration Sub-District Bhiwandi, Registration District Thane as per the following particulars and the same has been permitted for Industrial or Non-Agricultural purpose of Collector Office Thane vide an Order dated 24th June 2008 bearing No.REV/DIV/1/TE-8/NAP/SR-128/05, area adm. 3700 sq. mtrs. The details are shown as under:-

Survey No	Hissa No.	H-R-P Sq. Mtrs.
125	3*	0-37-0

*Note : There is a shortfall in above area due to road widening

The above property is bounded as under :

On or Towards East : Property of Shri Ganpat Patil
On or Towards West : Property of Shri Balu Dadoo
On or Towards North : Property of Shri Sadu Baburav Patil.
On or Towards South : Property of Shri Namdeo Ramchandra Bajage.

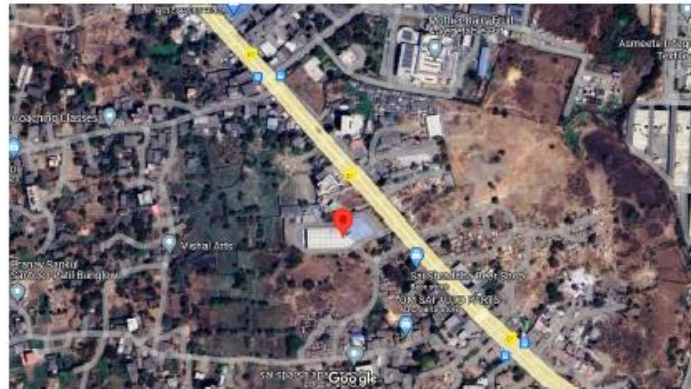
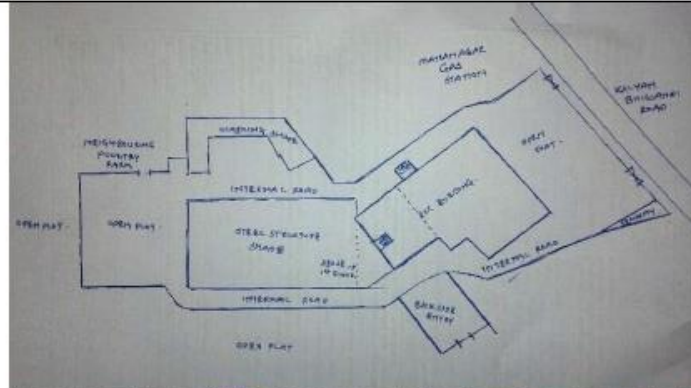
Place-Mumbai
Date: 16.05.2025

Authorised Officer
HDFC BANK LIMITED

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Layout & Location

Google Link : <https://maps.app.goo.gl/45Tw7xnduSiHqPs4A>



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