

# E-Auction Notice : Auction date – 11.06.2025

## Property at Shivani, Akola, Maharashtra

	<b>Head Office:</b> HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 <b>Regional Office:</b> Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013.	<b>E-AUCTION SALE NOTICE</b>						
<b>PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTY</b> <b>LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW</b>								
<b>E-Auction Sale Notice for Sale of Immovable/Movable 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.</b> 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								
<b>DESCRIPTION OF SECURITY</b>								
Name of the Branch & Account	Name of the Mortgagor of the property	Details of Security	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price (Rs. in Crore) (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- M/s Cosmic Grace Auto (India) Private Limited	Mortgagors: (1) Mr. Prashant Chhabra, (2) Mr. Pradeep Chhabra	All that piece and parcel of Mouje- Shivani, NH No. 06, Murtizapur Road, Tq and Dist. Akola-44001, within the limits of GP Shivani Akola land from F.S. No 125/2 out of which southern side portion admeasuring 4000Sq Mt., with construction owned by Mr. Prashant Chhabra and Mr. Pradeep Chhabra alongwith available stock on as is where is basis lying therein as more particularly set out in Terms and Conditions.	Rs 12,74,35,720.43 (Rupees Twelve Crore Seventy-Four Lakh Thirty Five Thousand Seven Hundred Twenty and paise Four Three Only) as on 31/05/2023 with future interest and penal interest in case of default charges, costs etc thereon from 01/06/2023 along with the costs and expenses till the date of full and final payment under the facilities.  15th June 2023	20th May 2025 from 1 PM to 2 PM	Rs.11.90 Crore (Rupees Eleven Crore Ninety Lakh Only)  Rs.1.19 Crore (Rupees One Crore Nineteen Lakh Only)  Rs.1,00,000/-	10th June 2025 by 4 PM	11th June 2025 from 12 PM to 1 PM (with unlimited extension of 5 minutes each)	Priyanka Kapadia Mob: 9820530390 priyanka.kapadia@hdfcbank.com
<b>Terms and conditions:</b> 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: <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> (the user ID & Password can be obtained free of cost by registering name with <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> ) 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. Please note that Cheques shall not be accepted as EMD amount. 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/ 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 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. <b>Properties can be inspected strictly on the above-mentioned dates and time.</b> 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 <b>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 Authorised Officer - Priyanka Kapadia (Mobile-9820530390), E Mail - priyanka.kapadia@hdfcbank.com at address as mentioned above</b> in office hours during the working days. (10 AM to 5 PM) 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/Her decision shall be final & binding. For detailed terms and conditions of the sale, please refer to the link provided in <a href="http://www.hdfcbank.com">www.hdfcbank.com</a> and <a href="http://www.bankeauctions.com">www.bankeauctions.com</a>								
<b>STATUTORY 30 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002</b>								
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. <b>Date: 7th May 2025</b> <b>Place : Mumbai</b>								
								For : HDFC BANK LIMITED Priyanka Kapadia - Authorised Officer

**E-Auction Notice : Auction date – 11.06.2025**  
**Property at Shivani, Akola, Maharashtra**

**Terms and Conditions of E-Auction for sale of Immoveable/Moveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was published in English in “Financial Express (Delhi/Gurgaon)”, “Indian Express (Nagpur/Akola)”, in Hindi in “Jansatta (Delhi/Gurgaon)” & in Marathi in “Loksatta (Nagpur/Akola)” on 07.05.2025.**

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 the property except one tax notice dated 28.02.2025 for Rs.2,90,328/- received from Akola Mahanagarpalika. Further, there is one Securitisation Application no. 303 of 2024 filed by the Borrower / Guarantors / Mortgagors pending before Debt Recovery Tribunal, Nagpur, however there is no stay/injunction obtained by the borrower/mortgagor for sale of the same. 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 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.
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

**E-Auction Notice : Auction date – 11.06.2025**  
**Property at Shivani, Akola, Maharashtra**

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](http://www.hdfcbank.com) and [www.bankeauctions.com](http://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,

**E-Auction Notice : Auction date – 11.06.2025**  
**Property at Shivani, Akola, Maharashtra**

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](http://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) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price /consideration for transfer of property or Stamp duty paid, 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/

**E-Auction Notice : Auction date – 11.06.2025**  
**Property at Shivani, Akola, Maharashtra**

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

**DESCRIPTION OF PROPERTIES**  
**SCHEDULE – A**

**Mortgaged property bearing: -**

All that piece and parcel of Mouje- Shivani, NH No. 06, Murtizapur Road. Tq and Dist. Akola-444001, within the limits of GP Shivani Akola land from F.S. No 125/2 out of which southern side portion admeasuring 4000Sq Mt., along with construction owned by Mr. Prashant Chhabra and Mr. Pradeep Chhabra alongwith available stocks on as is where is basis lying therein.

The above land is bounded as under:

East	:	N.H. No. 6	South	:	Sr. no. 125/3
North	:	Remaining land out of 125/2	West	:	Sr. No. 124

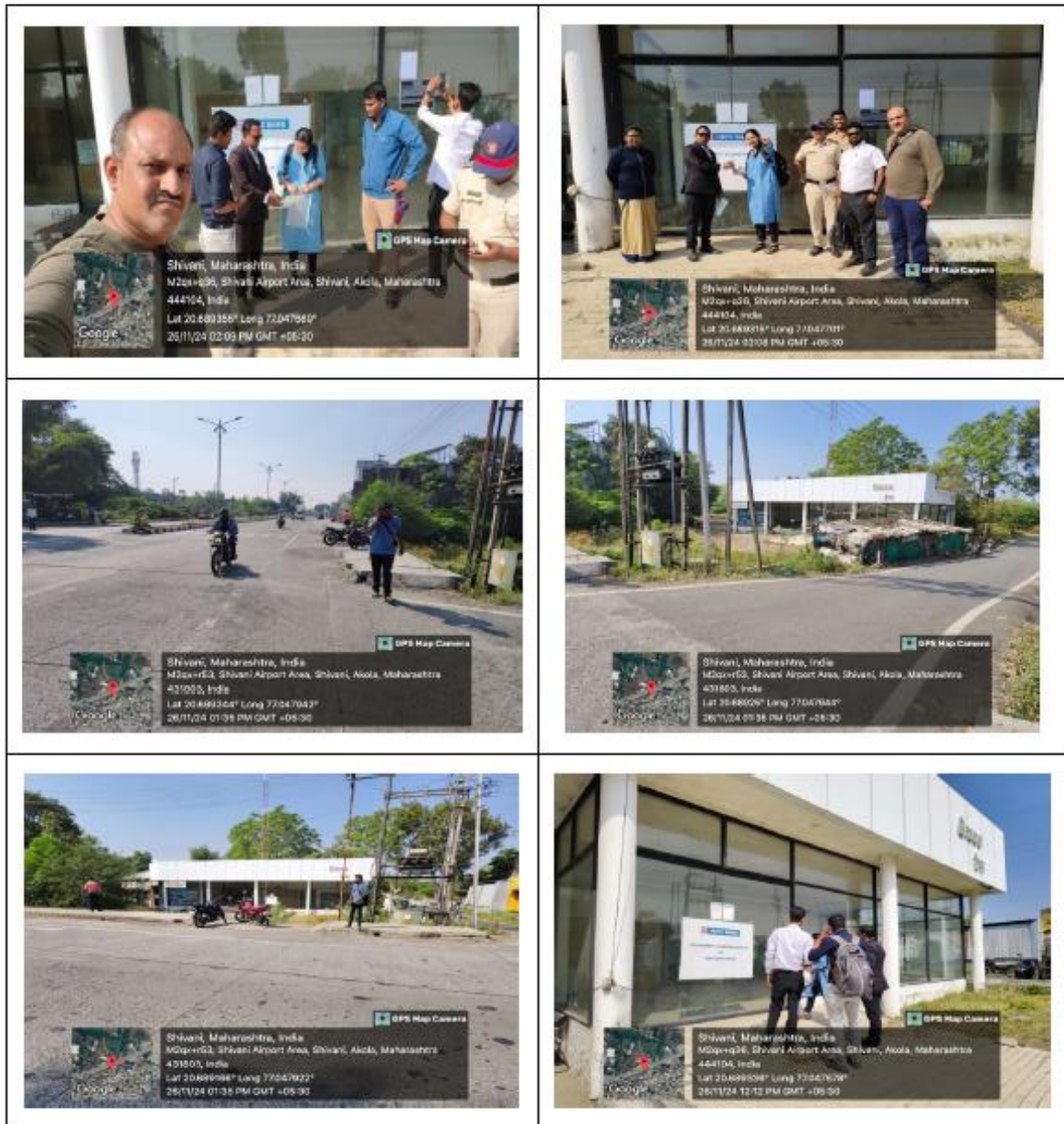
Date: 07.05.2025

Place: Mumbai



**E-Auction Notice : Auction date – 11.06.2025**  
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**PHOTOGRAPHS**



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