

## E-AUCTION SALE NOTICE

## PUBLIC NOTICE FOR E-AUCTION 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 8(6) of the Security Interest (Enforcement) Rule, 2002 (Rules").  
Notice is hereby given to the public in general and to the Borrower/Mortgagors/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.bankeauctions.com>

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

Sl. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the Property	Details of property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD
				Demand Notice Date		Bid Increase Amount
1.	HDFC Bank Ltd., Delhi M/s Tirupati Coasting Private Ltd Account No.: 502000268676728387744 003SB04203650003, 003SB04203530002, 003SB04210140002, 003SB04203650006, 003SB04203590113, 003SB04210130007, 003SB04203170001, 003SB04203650005, 003SB04203560034, 003SB04210130006, 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), Rishi Auto Industries Pvt Ltd	Industrial Plot No. 1913C, having area admeasuring 1220.22 sq. meters situated at HSIIDC, Industrial Estate, Rai-Sonapat, Haryana-131029	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 account's.	26/09/2025 10.30 AM to 11.30 AM.	Rs. 7,30,00,000/- Rs. 73,00,000/- Rs. 1,00,000/-
2.	HDFC Bank Ltd., Delhi M/s Rishi Auto Industries Pvt Ltd Account No.: 50200026880919	Mortgagors : Lalit Jain Amit Jain Guarantors: Mr. Amit Jain, Mr. Anil Jain, Mr. Anur Aggarwal, Mr. Anjali Jain, Mr. Lalit Jain, Tirupati Coasting Pvt Ltd	Industrial Estate, Rai-Sonapat, Haryana-131029	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 account's.		

## TERMS &amp; 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: DFSS 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.

3. 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.

4. 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.

5. That physical possession the secured asset/property has been obtained on dated 09.05.2025 from Naib Tehsildar Mr. Abhinav appointed by District Magistrate, Sonapat, Haryana in Encls. No 281 Dated 03.02.2025.

6. 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.

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 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: 7080804466, Help Line e-mail ID: [support@bankeauctions.com](mailto: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).

8. The Authorized officer reserve its 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 reasons whatsoever. 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.

9. (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com))

Date: 31-08-2025, Place: Delhi.

Authorised Officer, HDFC Bank Ltd.

YUG MARG

31/08/2025

## ई-नीलामी बिक्री सूचना

## अचल जायदाद की बिक्री हेतु ई-नीलामी हेतु सार्वजनिक सूचना

सिक्वोरिटी इंडस्ट्री (इनफोर्समेंट) लि., 2022 (कलस) के कल 8 (6) की शर्त के साथ पूरे जाते सिक्वोरिटी इंडस्ट्री एंड रीकॉन्सिलेशन ऑफ फाईनान्सियल एसेट्स एंड इनफोर्समेंट ऑफ सिक्वोरिटी इंडस्ट्री एक्ट, 2002 अधीन बैंक को गिरवी रखी अचल जायदादों की बिक्री हेतु ई-नीलामी बिक्री सूचना/एक्जक्शन आम जनता एवं विशेष करके कर्जदारों/गिरवीकारों/गारंटियों को नोटिस दिया जाता है कि एचडीएफसी बैंक लिमिटेड के अधिकृत अधिकारी ने यहाँ पर जायदाद को बिक्री हेतु बैंक के बकायों की वसूली हेतु प्रस्तावित उक्त कलस के कल 8 के साथ पूरे जाते उक्त एक्ट की धारा 13(4) अधीन प्राप्त शक्तियों का उपयोग करते हुए अयोध्यापुरी ने निम्न धरित अनुसार ब्याज बकाय बैंक के बकायों की वसूली एवं जबकि उसके परिणामस्वरूप बकाया वापिस करने में असफल रहने पर, 'जैसे है वहाँ है, जैसे है जो है, जो वहाँ है एवं बिना सीकोर्स आधार' पर इसकी बिक्री हेतु अधिकृत अधिकारी सहित निम्नलिखित ब्याज खाते में एक्ट की धारा 13(2) अधीन जारी नोटिस दिनांक 15.04.2021 एवं 13.04.2021 द्वारा उक्त मांग के अनुसार सिक्वोरिटी एसेट ("प्राप्टी") अर्थात् निम्नलिखित जायदाद को कम्पे में ले लिया था। निम्न दर्शाई जायदाद में तीन होस्ट अधिकारों की बिक्री वेबपोर्टल <https://www.bankauctions.com> द्वारा ई-नीलामी के द्वारा आयोजित की जायेगी।

## अचल जायदादों का विवरण/खाता/राशि/ईएमडी/इत्यादि के विवरण

क्र.सं.	आयदाद का नाम एवं खाता	आयदाद के गिरवीकारों का गारंटि का नाम	आयदाद के विवरण	विनिर्देश के अनुसार प्राप्ति विनिर्देश नोटिस दिनांक	विनिर्देश की तिथि एवं समय	अधिकृत अधिकारी का नाम/पता/ईमेल/फोन नं./मिस्टर अंकुश सैनी
1.	एचडीएफसी बैंक लिमिटेड, दिल्ली मेसर्स लिमिटेड कोर्टिंग प्राइवेट लिमिटेड खाता संख्या : 50200026876728387744 003SB04203650003, 003SB04203530002, 003SB04210140002, 003SB04203650006, 003SB04203590113, 003SB04210130007, 003SB04203170001, 003SB04203650005, 003SB04203560034, 003SB04210130006, 003SB04203540012, 003SB04203120002, 003SB04203160006, 003SB04203230018, 003SB04203120001, 003SB04203570033	गिरवीकर्ता : ललित जैन, अमित जैन गारंटर्स : मिस्टर अमित जैन, अमित जैन, मिस्टर ललित जैन, मिस्टर अंजली जैन, मिस्टर संजय जैन, ललित जैन (एचयूएफ) रिद्धि ओटी इंडस्ट्रीज प्राइवेट लिमिटेड	औद्योगिक प्लॉट नं. 1913सी बिरका क्षेत्र पैमाइश 1220.22 वर्ग मीटर है एवं एचएसआईआईडीसी, ईस्टन्यूयल एस्टेट, राय सोनीया, हरियाणा-131029 में स्थित है।	रु. 12,92,22,331.27/- 15 अप्रैल 2021 दिनांक 09.04.2021 को बकाया जमा ऋण खाते के अधीन अंतिम एवं पूर्ण अदायगी की तिथि तक लागू एवं खर्चों सहित अन्य ब्याज	26.09.2025 प्रातः 10.30 बजे से प्रातः 11.30 बजे तक	रु. 7,30,00,000/- रु. 73,00,000/- रु. 1,00,000/- ई-नीलामी की तिथि/समय : 08/10/2025 प्रातः 10:30 बजे से प्रातः 11:30 बजे बोलियों की प्राप्ति हेतु अंतिम तिथि : 04/10/2025, सायं 4:00 बजे तक अधिकृत अधिकारी का नाम/पता/ईमेल/फोन नं./मिस्टर अंकुश सैनी मोबाइल : 9310998589 ankush.saini@hdfcbank.com
2.	एचडीएफसी बैंक लिमिटेड, दिल्ली मेसर्स रिद्धि ओटी इंडस्ट्रीज प्राइवेट लिमिटेड खाता संख्या : 50200026889019	गिरवीकर्ता : ललित जैन, अमित जैन गारंटर्स : मिस्टर अमित जैन, मिस्टर अंजली जैन, मिस्टर ललित जैन, लिमिटेड कोर्टिंग प्राइ. लिम.		रु. 6,65,27,676.66/- 13 अप्रैल 2021 दिनांक 09.04.2021 को बकाया जमा ऋण खाते के अधीन पूर्ण एवं अंतिम अदायगी की तिथि तक लागू एवं खर्चों सहित अन्य ब्याज		

## नियम व शर्तें:-

- ई-नीलामी 'जैसे है वहाँ है, जैसे है जो है, जो वहाँ है एवं बिना सीकोर्स आधार' पर की जा रही है।
- इच्छुक बोलीकार लॉगइन आईडी व पासवर्ड द्वारा वेबपोर्टल <https://www.bankauctions.com> द्वारा अपने ईएमडी विवरण एवं दस्तावेज पेश करेंगे। (यूजर आईडी व पासवर्ड <https://www.bankauctions.com>) के मुक्त नाम रजिस्टर करने के मुक्त प्राप्त किए जा सकते हैं।) ईएमडी उपरोक्त तारिका में दर्शाई तिथियों को या इससे पहले अधिक से अधिक सायं 4:00 बजे तक एचडीएफसी बैंक लि. खाता सं. 57500000904261 के पक्ष में जरा हिमांश ड्रफ्ट द्वारा या निम्नलिखित खाता : 57500000904261, खाते का नाम : सीएफएसओ ट्रांजिटर अकाउंट, लाभग्राही का नाम : एचडीएफसी बैंक लि. आईएफएससी कोड : HDFC0000240 में एचडीएफसी/आरटीजीएस द्वारा अदायगी योग्य होगी। कृपया नोट करें कि बैंक ईएमडी राशि के तौर पर स्वीकार नहीं किए जायेंगे।
- इच्छुक बोलीकारों को केवाईसी दस्तावेजों अर्थात् पैन कार्ड की कानूनी पहचान प्रमाण/पता प्रमाण (केवाईसी) अर्थात् मतदाता आई.डी. कार्ड/ड्राइविंग लाईसेंस/पासपोर्ट/राशन कार्ड इत्यादि की स्वयं सत्यापित प्रति जमा करने का अनुरोध किया जाता है एवं सत्यापन के लिए उनके असल साथ लाने होंगे।
- अधिकृत अधिकारी के सर्वोत्तम ज्ञान एवं जानकारी हेतु, यहाँ प्राप्टी पर कोई इंडेंट/वैधानिक बकाए जैसे प्राप्टी पर, सोसायटी बकाए इत्यादि नहीं हैं। फिर भी बैंक किसी आउटस्टैंडिंग वैधानिक बकाए/इंडेंट/नगर निगम बकाए/बिल्ली बकाए, लोन पैट, पानी बकाए, प्राप्टी टेक्स चार्जिस/कर बकायों/बिस्के साथ किसी थर्ड पार्टी दावा इत्यादि यदि कोई है, हेतु जिम्मेदार नहीं होगा एवं यह खरीदारी को जिम्मेदारी होगी एवं खरीददार द्वारा इसकी स्वतंत्र रूप से जांच की जा सकती है।
- यह कि सिक्वोरिटी एनेट/प्राप्टी का फिजीकल कब्जा विनिर्देशन नं. 281 दिनांक 03.02.2025 में जिला मैजिस्ट्रेट, सोनीया, हरियाणा द्वारा नियुक्त नाथ तहसीलदार मि. अभिनव से दिनांक 09.05.2025 को प्राप्ति किया गया है।
- इच्छुक बोलीकारों को इंडेंट, प्राप्टी के शीर्षक संबंधी अपनी स्वतंत्र जांच करनी चाहिए एवं खुद का निरीक्षण एवं संतुष्टि करनी चाहिए। प्राप्टी का निरीक्षण उपरोक्त दर्शाई तिथि व समय पर सख्ती से किया जा सकता है।
- इच्छुक बोलीकार बिना कोई भी पूरा जो जमा को है एवं ई बोली प्रक्रिया इत्यादि पर स्थगिता, बोली पेश करने, अस्वीकार, लॉगइन आईडी व पासवर्ड इंडेंट करने में आवश्यक सहायता चाहिए। वह हमारे सेवा प्रदाता मैस. सी 1 इंडिया प्राई लिम., प्लॉट नं. 301, गलफ मैट्रो चैम बिल्डिंग, उद्योग विहार, फेज-2, गुडगांव हैल्फलाइन नं. 0124-430 2020/21/22/23/24, मि. मिहिरा कुमार मोबाइल : 7080804466, हैल्फलाइन ईमेल आईडी : support@bankauctions.com पर सम्पर्क कर सकते हैं एवं किसी जायदाद संबंधित प्रस्ताव हेतु कार्य रिक्त दौरान कार्यलय समय में उपरोक्त दर्शाई अनुसार अधिकृत अधिकारी से सम्पर्क कर सकते हैं। (प्रातः 10 से सायं 5 बजे तक)।
- अधिकृत अधिकारी बिना कोई कारण बताए किसी समय पर इस नीलामी/बोली को रद्द करने का अधिकार आरक्षित रखता है। उच्चतम बोली एचडीएफसी बैंक लिमिटेड की स्वीकृति अधीन होगी। अधिकृत अधिकारी बिना कोई कारण बताए, जो भी हो प्राप्ति हुई सही या किसी पेशकश/बोलियों को स्वीकार/निरस्त करने का अधिकार आरक्षित रखते हैं। उनका फैसला अंतिम व लागू होगा। यदि उच्चतम बोलीकार सरफेसी एक्ट, 2002 की व्यवस्थाओं सहित बिक्री/नीलामी की नियम व शर्तों के अनुसार अदायगी करने में असफल रहता है तो अधिकृत अधिकारी अपने विवेक पर दूसरे उच्चतम बोलीकार को बोली को स्वीकार कर सकते हैं। पलटु इसे दूसरे उच्चतम बोलीकार द्वारा अधिकृत के रूप में दावा नहीं किया जा सकता है।
- (विस्तृत नियम व शर्तों हेतु कृपया हमारी वेबसाइट [www.hdfcbank.com](http://www.hdfcbank.com) एवं [www.bankauctions.com](http://www.bankauctions.com)) का संदर्भ लें।

दिनांक : 31.08.2026, स्थान : दिल्ली

अधिकृत अधिकारी, एचडीएफसी बैंक लिम.

AJIT SAMANTHAR DT: 31.08.2025

**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 Yugmarg (English) & Ajit Samachar (Hindi) on 31.08.2025.**

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. 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 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 16.00 hrs 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 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](mailto: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](mailto:ankush.saini@hdfcbank.com)** during office hours on the working days. (10 AM to 5 PM)
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 PM, 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, not later than the next working day after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before  
th  
15 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.
13. 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.

14. 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.
15. 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.
16. 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
17. 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.
18. 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).
19. 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.
20. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
21. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
22. 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/postpone the sale for any reason it may deem fit or even without assigning any reason and such cancellation/postponement shall not be called in question by the bidders.
23. The Authorized officer reserve its 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 reasons whatsoever. 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.

**Schedule of the Properties:**

1. Industrial Plot No. 1913C, having area admeasuring 1220.22 sq. meters situated at HSIIDC, Industrial Estate, Rai Sonapat, Haryana-131029

**Date: 31<sup>th</sup> August 2025**

**Sd/-**

**Authorised Officer**

**Place:Delhi.**

**HDFC BANK LIMITED**