

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002). Whereas, the Authorized Officer of HDFC BANK had taken possession of the following property/ies mentioned pursuant to demand raised vide 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 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 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 physical possession of properties have been taken on 12.10.2017. The sale of the below-mentioned Property shall be conducted by way E-Auction through Web Portal: <https://www.bankeauctions.com>

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

Name of the Branch & Account	Name of the Borrower & Guarantors of the property	Amount as per Demand Notice Demand Notice Date	Details of property/ies	Reserve Price EMD Bid Increase Amt	Date of Inspection & Time	Date & Time of e-Auction	Last Date for Receipt of EMD	Name of Authorised Officer/Phone No. / Email Id
HDFC Bank Ltd., Millerganj, G. T. Road, Ludhiana M/s R K Saluja Rice Mills	Borrower: M/s R K Saluja Rice Mills A Partnership Concern through its Partners Mr. Rajiv Saluja, Mr Sanjiv Saluja & Mr Chandan Saluja Having its	INR 5,97,29,600.26 Dated: 01.10.2015 Dues as on 30-09-2015 with further interest @ 18% p.a. with monthly rests from 01-10-2015 along with the costs and expenses till the date of full and final payment under the Cash Credit Loan accounts in the account of M/s R K Saluja Rice Mills A Partnership Concern through its Partners.	All that Part and Parcel of Industrial Property built up on Land measuring 59 Kanal 11.50 Marla i.e. 33 Kanal 17.50 Marla comprising in Khasra No 23/4/2(0-11), 12(5-4), 13(8-0), 14/1 (6-18) 14/2(1-2), 17/1 (3-7), 18(8-16), 12 Kanal 13 Marla, Comprising in Khasra No: 23/15/2(5-1), 16(7-12) Situated within the revenue limits of Muktsar-Ill 13 Kanal 1 Marla, comprising in Khasra No: 23/17/2(4-13), 23(4-8), 24/1(4-0), Situated at Sadar Wala Road, Muktsar-Ill, Muktsar (Pb). Bounded as Under: East: Agricultural Land, West: Sadar Wala Road, North: Agricultural Land, South: Agricultural Land.	Rs. 2,75,00,000/- Rs. 27,50,000/- Rs. 1,00,000/-	27.07.2018 12:00 NOON TO 1:00 PM	01.08.2018 11:00 AM TO 12:00 NOON	30.07.2018 upto 4.00 PM	Mr. Madhur Sharma 9356070006 E-Mail : madhur.sharma @hdfcbank.com

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: 02400930000063, Name of the Account : FUNDS TO BE CLEARED-DCC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 02400930000063 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. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties & to inspect & satisfy themselves. Property 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 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr Pandey Singh Mobile: 09646796075, 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). 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. 6. (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com).

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

DATE: 26.06.2018
PLACE : LUDHIANA

AUTHORISED OFFICER
HDFC BANK LTD.

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) & Punjabi Jagran on 26th June 2018.

The sale shall be subject to the conditions prescribed in the Security Interest Enforcement Rules 2002 and to the following further conditions.

1. The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “whatever is there is and without recourse”.
2. To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any 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.
3. 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.
4. 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: 02400930000063, Name of the Account : FUNDS TO BE CLEARED - DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 02400930000063 latest by 1600 hrs on or before 30.07.2018. 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 Ludhiana drawn on any scheduled commercial Bank along with letter of participation in the bid, shall reach to the Authorised Officer Mr Madhur Sharma on /or before 16.00 hrs on **30.07.2018** at HDFC Bank Ltd Dept For Special Operations , , 1st Floor, Plot and Shed number B—XV-168/1, Adjoining Manju Cinema, G T Road, Ludhiana, Punjab
5. 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
6. 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 Pandeep Singh Mobile: 09646796075**, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact **Mr. Madhur Sharma (Authorised Officer); MOBILE No: 9356070006 ;e-mail ID: madhur.sharma@hdfcbank.com** during office hours on the working days. (10 AM to 5 PM)
7. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.

8. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on/ before 30.07.2018 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.
9. 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
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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
16. 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.
17. On confirmation of sale by the Bank and if the terms of payment have been complied with, the 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) Amendment 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).

18. 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.
19. 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.
20. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
21. 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

Schedule of the Property:

All that Part and Parcel of Industrial Property built up on Land measuring 59 Kanal 11.50 Marla as follows i.e.

33 Kanal 17.50 Marla comprising in Khasra No 23//4/2/2(0-11), 12(5-4), 13(8-0), 14/1 (6-18) 14/2(1-2), 17/1 (3-7), 18(8-16),

12 Kanal 13 Marla, Comprising in Khasra No: 23//15/2(5-1), 16(7-12) Situated within the revenue limits of Muktsar-III

13 Kanal 1 Marla, comprising in Khasra No: 23//17/2(4-13), 23(4-8), 24/1(4-0), Situated at Sadar Wala Road, Muktsar-III, Muktsar (Pb)

Bounded as Under:

East:	Agricultural Land	West:	Sadar Wala Road
North:	Agricultural Land	South:	Agricultural Land

HDFC BANK LIMITED

Sd/-

Date: 26.06.2018

Authorised Officer

Place: Ludhiana.