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Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400 013
Branch Office: Dept. for Special Operations, Peninsula Business Park, B-Ming,
4th Floor, Daxin Mills Compound Dargai Road Kadam Mang, Lower Panel (W), Mumbai-400013

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS : 27th November 2014 11PTO 4:00 PM

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 properties 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 BASIS, AS IS WHAT IS BASIS" for realization of Banks 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 properties. The sale will be done by the undersigned through e-auction platform provided at the website

Description of Immovable /Movable Properties

Name of the Branch & Account	Name of the owner & Guarantor of the Property	Details of Property	Amount as per Demand Notice		Inspection Date and Time	Reserve Price		Date/Time of E-Auction
			Demand Notice	Notice Date		EMD Bid Increase Amount	E-Auction	
HDFC Bank, Mumbai Ms Brightlands Resorts Pvt Ltd, Resorts Pvt Ltd, Moulana Azad Road, Off. M. G. Road, Matheran, Taluka Kargal, Dist. Raigad	Ms Brightlands Resorts Pvt Ltd, Mr. Adil Soali Bhanchia - Guarantor Mrs. Hukeshi Adil Bhanchia-Guarantor, Mr. Hooshan Adil Bhanchia - Guarantor, Mr. Arjas Adil Bhanchia-Guarantor	All the part and parcel of Lease hold land bearing Plot No. 54 (A-1, A-2, A-3) shown as 26,176.60 sq mtrs. in Notice under section 13(2) and in the Mortgage Deed land area is shown as 26,156 sq mtrs being and lying at Moulana Azad Road, Off M. G. Road, Matheran, Dist. Raigad, Maharashtra, and structures standing thereon comprising of, Inter alia, 63 Rooms along with moveable's such as Inverters Generators, Transformer, Motor Pumps, Gas Boiler, Solar water Heaters, Freezer, Air conditioners, Fridge and Spares, Electrical installations, Furniture and fixtures and all other moveable assets (collectively referred to as "Resort Building and Structures along with Plant & Machinery", Lease Hold land vide 3 Regd. Lease Deeds all dated 8 th April, 1953, lease period renewed for a period up to 31 st July, 2028 as per 3 separate orders of the Dist. Collector dated 14 th June, 2000.	Rs. 9,31,95,087.18	16 th November 2007	11 th Nov. 2014 & 12 th Nov. 2014	Rs. 10,72,00,000/-	1 st December 2014	
Term Loan Account Nos.: 1) 080C123083000004 2) 080L N09083020003 3) 080L N090830300022			Dues as on 01.11.2007 with further interest @15.50% p.a. with monthly rests and penal interest @2.50% from 01.11.2007 till the date of full and final payment under the term loan accounts	12 th Nov. 2014 12:00 Noon to 06:00 P.M.	EMD Rs. 1,07,20,000/-	2.30 pm to 3.30 pm		
						Bid Increase Amount Rs. 5 lacs		

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- To the best of knowledge and information of the 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, i.e. 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. 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/ assets put on auction will be permitted to interested bidders at sites as mentioned above.
- The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 50200006492171, Name of the account : ONLINE AUCTION ACCOUNT-RPM LEGAL, Name of the Beneficiary: HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- 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; (ii) 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.bankauctions.com>) AFTER DULY FILLING UP & SIGNING IS ALSO REQUIRED
- The successful bidder who requires assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Ms. C1 India Pvt. Ltd., C-104, Sector -2, Noida - 201301 (UP), Help Line No. 0120-4888888, +91-8447533720 / +91-9810029923/33, Help Line e-mail ID: support@bankauctions.com and akbar.panjwani@hdfcbank.com. In office hours during the working days.
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT / RTGS shall be eligible for participating in the e-Auction process.
- The interested bidder has to submit their Bid Documents EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No 5i) on/ before or before 27th November 2014 up to 4:00 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 Authorised Officer.
- 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 10% Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
- 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, within 48 hours of the acceptance of bid price by the 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the successful bidder at the time of the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder as well as the borrower shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from Ms. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor Ms. 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.
- 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 w.r.t. the said secured asset.
- The Authorised Officer is not bound to accept the highest offer and the 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 therefor.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of Ms. C1 India Pvt. Ltd., <https://www.bankauctions.com> and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.
- Intended bidder(s) shall hold a valid Digital Signature Certificate (DSC) issued by the competent authority. It is the sole responsibility of the bidder to obtain the said DSC and ensure to access to a computer terminal/ system with internet connection to enable him/her to participate in the bidding. Any issue with regard to DSC and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim shall be entertained in this regard. The intending bidder(s) can create their own User ID & Password through registering themselves on the Web Portal (<https://www.bankauctions.com>) free of cost. Bidders who are holding valid ID & Password along with DSC, are allowed to participate in online e-Auction on the above portal.
- 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 lapses / failure/ internet failure/ power failure etc.).

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARAFESI 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 e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 30th October 2014

Place: Mumbai

Authorised Officer, HDFC Bank Limited

Self-

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) : _____
2. Father's/Husband's Name : _____
3. Postal Address of Bidder(s) : _____
4. Phone/Cell Number and E-mail ID : _____
5. Bank Account details to which EMD amount to be returned
i) Bank A/c. No. : _____
ii) IFSC Code No. : _____
iii) Branch Name : _____
6. Date of submission of bid : _____
7. PAN Number : _____
8. Property Item No. : _____
9. Whether EMD remitted : Yes/No. _____
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
: _____ (Rupees _____
_____)
12. Bid Amount quoted : _____
_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://www.bankauctions.com> and as mentioned in the Tender document available on the website <https://www.bankauctions.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....
(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankauctions.com> during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER(S)

To:
The Authorised Officer,
HDFC Bank,

Date:

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale as mentioned in the sale notice published and Tender document available on the website <https://www.bankeauctions.com> have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id:.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

**To,
The Authorised Officer,
HDFC Bank,**

Sub: Confirmation regarding receipt of e-Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **<https://www.bankenauctions.com>**

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **<https://www.bankenauctions.com>** and also e-Auction notice published by HDFC Bank in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: M/S. C1 India Pvt. Ltd., C 104, Sector – II, Noida – 201301 Tel. No.: +91-120-4888888
Mobile: +91- 9821690968 Fax: +91 120 4746820, e-mail ID:

support@bankenauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, HDFC Bank mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankenauctions.com

Annexure – V

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
HDFC Bank,

Sub: Final bid quoted during e- Auction - Sale of Properties of HDFC Bank

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In

Words _____) for the purchase of the property (give description of property _____) during e-Auction of the said property held by M/S C1

India Pvt. Ltd. on _____ on behalf of HDFC Bank Ltd.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to: M/S. C1 India Pvt. Ltd., C 104, Sector – II, Noida – 201301 Tel. No.: +91-120-4888888
Mobile: +91- 9821690968 Fax: +91 120 4746820, e-mail ID:
support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, HDFC Bank mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.



HEAD OFFICE : HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL WEST, MUMBAI 400 013

Branch Office: Dept. Of Special Operations , Peninsula Business Park, B-Wing , 4th Floor, Dawn Mills Compound Ganpat Rao Kadam Marg , Lower Parel(W), Mumbai-400013

TENDER DOCUMENT FOR E AUCTION

Whereas the Bank acting through its Authorised Officer, in exercise of its powers under Section 13 & 14 read with Rule 8 of said Rules of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sell through **e-Auction** the properties mentioned in **ANNEXURE - I** for realization of the secured debts due to **HDFC Bank Ltd.** with up to date Interest & expenses and other dues, under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	M/s HDFC Bank Ltd. Branch Office: Dept. Of Special Operations , Peninsula Business Park, B-Wing , 4 th Floor, Dawn Mills Compound Ganpat Rao Kadam Marg , Lower Parel(W), Mumbai-400013
Auction to be Conducted by	M/S C1 India Pvt. Ltd., C 104, Sector – II, Noida – 201301 Help Line No: 0120-4888888, +91-9821690968 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	Date of Auction:- As per Sale Notice (Publication copy) Timings:- As per Sale Notice (Publication Copy) Auction Website :- https://www.bankeauctions.com
Description of Asset put up for auction	(With Unlimited extensions of 5 min. Each) All the part and parcel of Lease hold land bearing Plot No. 54 (A-1,A-2,A-3) shown as 26,176.60 sq mtrs in Notice under section 13(2) and in the Mortgage Deed land area is shown as 26,156 sq mtrs being and lying at Moullana Azad Road, Off M. G. Road, Matheran, Dist. Raigad, Maharashtra, and structures standing thereon comprising of, inter alia, 63 Rooms along with moveable's such as Inverters Generators, Transformer, Motor Pumps, Gas Boiler, Solar water Heaters, Freezer, Air conditioners, Fridge and Spares, Electrical installations, Furniture and fixtures and all other movable assets (collectively referred to as "Resort Building and Structures along with Plant & Machinery) Lease Hold land vide 3 Regd. Lease Deeds all dated 8th April, 1953, lease period renewed for a period up to 31st July, 2028 as per 3 separate orders of the Dist. Collector dated 14th June, 2000.
Annexure	<ol style="list-style-type: none"> 1) Terms & conditions of e-Auction 2) Auction Notice published in newspapers (Annexure –I) 3) Details of Bidder (Annexure – II) <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.</p> <ol style="list-style-type: none"> 4) Declaration by Bidder(Annexure – III) <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of Submission of the bid.</p> <ol style="list-style-type: none"> 5) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of</p>



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Branch Office: Dept. Of Special Operations , Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound Ganpat Rao Kadam Marg , Lower Parel(W), Mumbai-400013

	<p>that to the Authorised Officer, HDFC Bank mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankcautions.com</p> <p>6) Price Confirmation Letter by H1 Bidder (Annexure – V)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, HDFC Bank mentioned in the Sale Notice & copy to support@bankcautions.com, immediately on completion of the bidding.</p>
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.

E-Auction bidding Terms and Conditions

- Computerized e-Auction shall be conducted by service provider **M/S C1 INDIA PVT. LTD.**, on behalf of **HDFC Bank Ltd.**, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Bank nor **M/S C1 INDIA PVT. LTD.** shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
- M/S C1 INDIA PVT. LTD.** shall arrange to train the bidder(s), without any cost. **M/S C1 INDIA PVT. LTD.** shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
- Material for Bid:** Sale of Properties by HDFC Bank under SARFAESI Act, 2002.
- Type of Auction:** e-Auction.
- Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
- Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
- Bid Price:** The Bidder has to quote the total price.
- For other terms and conditions, please see the e-auction notice published by HDFC Bank Procedure of e-Auctioning**
 - e-Form Submission
 - Online e-Auction:
 - HDFC Bank will declare its **Opening Price (OP)**, which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will



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have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.

- The “**Bid Increase Amount**” has been fixed in respect of each property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of “**Bid Increase Amount**”.
 - Online Auction shall be for a **period 1 hour**. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be for unlimited **times** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*
9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.
During e-Auction, if no bid is received within the specified time, HDFC Bank at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
 10. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
 11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction.
 12. The decision of the Bank regarding declaration of successful bidder shall be final and binding on all the Bidders.
 13. The Bank shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
 14. The Bank / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
 15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
 16. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. There will three extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
 17. **Successful bidder:** At the end of the E-Auction, Bank will evaluate all the bids submitted and will decide upon the successful bidder. Bank's decision will be final & binding on all the bidders.



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Mumbai-400013

Terms & Conditions for Sale of Property (ies)

- i) The E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”.
- ii) To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The 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.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE-I**, have been stated to the best of the information of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.
- v) The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The EMD shall be payable through Account Details as mentioned in publication.*Please note that the Cheques/**Demand Draft shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as ANNEXURE-I** and register their name at “<https://www.bankauctions.com>” and get user ID and Password free of cost and get training on e-Auction from our service provider, **M/S C1 India Pvt. Ltd.** by contacting on Helpline No. 0120-4888888, +91-9821690968 and e-mail ID: **support@bankauctions.com**. **Please note that the cheques/drafts shall not be accepted for EMD amount.**
- vii) After Registration of bidders in the web-site as mentioned in para (vi) above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded in the website before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as **ANNEXURE-I**)
 1. Copy of the NEFT/RTGS challan;
 2. Copy of PAN card;
 3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 4. Copy of proof of address, without which the bid is liable to be rejected.
- viii) The e-Auction will take place through web portal “<https://www.bankauctions.com>” on the time specified in the e-Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.
- ix) The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the **EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**
- x) The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload in website separate documents as per para (vii) above for each property along with the bid amount.
- xi) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. **The property shall not be sold below the reserve price.**
- xii) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**



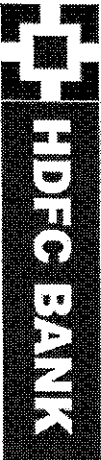
We understand your world

HEAD OFFICE : HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL WEST, MUMBAI 400 013

Branch Office: Dept. Of Special Operations , Peninsula Business Park, B-Wing , 4th Floor, Dawn Mills Compound Ganpat Rao Kadam Marg , Lower Parel(W),

Mumbai-400013

- xiii) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xiv) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "**Bid Increase Amount**" in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.
- xv) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankauctions.com>) online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xvi) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. **The sale is subject to confirmation by the secured creditor.**
- xvii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately after the acceptance of offer by the Authorised officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of conclusion of the sale by the Authorised officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- xviii) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- xix) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only. The tenderers are advised, in their own interest, to verify the area of the premises put up for sale.
- xx) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. **The exclusive jurisdiction for any disputes shall be Mumbai.**
- xxi) In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
- xxii) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
- xxiii) Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002 and rules framed there under.
- Other Terms & Conditions for Sale of Property (ies)**
- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
 - The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party.
 - The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
 - M/S .C1 INDIA PVT. LTD. / Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
 - M/S .C1 INDIA PVT. LTD. /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential



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Mumbai-400013

damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankauctions.com>) and follow the following procedures:

- Annexure – II: All the Prospective Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- Annexure –III: All the Prospective Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankauctions.com
- Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankauctions.com