



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
Regional Office: HDFC Bank Ltd, Dept For Special Operations, 5th Floor, Ansal Classique Tower, Block J, Rajouri Garden, New Delhi-110027

E-Auction Sale Notice for Sale of immovable properties mortgaged to Borrower/Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest/Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower/Mortgagors/Guarantor that, for the properties mentioned below at Serial Nos. 1, 2 and 3, the possession of these properties is with the Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT) and for all the remaining properties the Authorized Officer of HDFC BANK has taken physical possession pursuant to demands raised vide notices 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 the right to sell the same as "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues by the Borrower, 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 of the below mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.banksauctions.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 properties mentioned under Serial No. 1, 2 and 3 are presently in the Possession of Hon'ble Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT).
3. The interested bidders shall submit their EMD details and documents 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 Demand Draft / 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 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 50200006492171 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.
4. To the best of the knowledge and information of the Authorized Officer, there is no encumbrance on the properties stated due 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.**
5. The intended bidder 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. C India Pvt. Ltd., Plot No 301, 467 Petro Chem Building, Udyog Vihar, Phagwara, Haryana. Mobile: 9124-4302020/21223234, Mr. Vinod Chauhan Mobile: 9913887331**, Help Line e-mail ID: support@bankauctions.com and for any of the properties related query may contact the **Authorized Officers** mentioned above in office hours during the working days. (10AM to 5PM).
6. 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.
7. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankauctions.com).**

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) and RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above-mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up to 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: 26.01.2020
Place: New Delhi.

Authorized 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 Hindustan Times (English) & Hindustan (Hindi) on 26.01.2020.

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

1. **The possession of the Properties described at Serial No. 1, 2 and 3 in the schedule herein below is with the Debts Recovery Appellate Tribunal, New Delhi (DRAT) and the keys of the same have been deposited with the Registry, Debts Recovery Appellate Tribunal, New Delhi (DRAT)**
2. The Bank under SARFAESI Act has taken possession of the property described in the schedule herein below at serial no. 4 to 15.
3. The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS”.
4. 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/ 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.
5. 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.
6. 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 Demand Draft / 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 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 50200006492171 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 hours on the respective dates mentioned in the auction notice at HDFC Bank Ltd Dept For Special Operations, 5th Floor, Ansal Classique Tower, Block J, Rajouri Garden, New Delhi-110027.
7. 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
8. 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. Vinod Chauhan Mobile : 9813887931, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **Mr. Sanjay Sharma (Authorised Officer); MOBILE No: 9811022575; e-mail id: sanjay.sharma@hdfcbank.com; for property mentioned at S.no 1 to 4, Mr. Ankush Saini (Authorised Officer); MOBILE No: 9310998589;e-mail ID: ankush.saini@hdfcbank.com ; for property mentioned at S.no 5 to 8, Mr. Anirudh Bhargav (Authorised Officer); MOBILE No: 8802112088 ;e-mail ID: anirudh.bhargav@hdfcbank.com ; for property mentioned at S.no 9 to 13, Mr. Neeraj Mahajan (Authorised Officer); MOBILE No: 8527114180 ;e-mail ID: neeraj.mahajan@hdfcbank.com ; for property mentioned at S.no 14 to 15 during office hours on the working days. (10 AM to 5 PM)**

9. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS 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 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.
- 11. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited.**
12. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the concerned Authorised Officer/ Secured Creditor, after required verification.
13. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorised Officer. **In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.**
14. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
15. The concerned Authorised Officer is not bound to accept the highest offer and the concerned Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
16. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> and www.hdfcbank.com before submitting their bids and taking part in the e-Auction.
17. Any issue regarding the 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 can 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 HDFC BANK LTD nor the Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.) to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully.
19. On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorised Officer exercising the power of sale shall issue Sale Certificates for the immovable property in favour of the purchaser(s) in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
20. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
21. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

22. On issuance of Sale Certificate by the Bank, sale shall be complete, and no claims shall be entertained by the Bank.
23. 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 Properties:

1. Registered Mortgage of Land measuring 23 Bighas 04 Biswas of Khasra No. 26/21 (4-12), 26/22 Min (2-3), 26/22 Min (2-13), 26/23 Min (0-4), 26/23 (1-0), 26/30 (0-4), 29/1 (4-16), 29/2 (4-16), 29/3/1 (0-18), 29/3/2 (0-7), 29/8 Min (0-11) and 29/9/1 Min (1-0) situated in the Revenue Estate of village Hamidpur, Delhi.
2. Immovable property being One Room on First Floor having area of 27.09 Sqm and one Room on First Floor having area of 25.11 Sqm built on Northern side portion measuring 122 Sq. Yds, part of property no.4053-4055, measuring 244.4 Sq. Yards (correct 244) situated at Naya Bazaar, Lahori Gate, Delhi.
3. Immovable property being Land Area Measuring 4 Bigha 16 Biswa of Khasra No.10/4/1 (2-8), 4/2 (2-8), situated in the revenue estate of Village Budhpur, Bijapur, Delhi.
4. Immovable property situated at First Floor, Part of Property No.32, situated in Ashok Vihar, Block B4, Phase II, Delhi.
5. J-3/79 B, Entire Basement and Ground Floor, admeasuring 80 Square yards, Rajouri Garden, New Delhi-110027.
6. Plot No 154, Second Floor, J-3, admeasuring 160 Square yards, Rajouri Garden, New Delhi-110027.
7. DDA Flat No 173, Site-2, admeasuring 31.09 Square yards, Vikas Puri, New Delhi-110018.
8. A-24, admeasuring 200 Square yards, Shanker Garden, Vikas Puri, New Delhi-110018.
9. Entire Second Floor with terrace-roof rights part of freehold built up Property bearing No. 197, constructed on piece of land admeasuring 318.5 square yards, along with the proportionate share of freehold rights of the land underneath, situated in the layout plan of The Delhi Bengali Hindu Cooperative House Building Society Ltd. – the society known as Tagore Park, Delhi – 110009.
10. One Hall Room on First Floor of Property bearing No. 3978, admeasuring 57.5 square yards, with proportionate share in freehold land underneath, situated in Ward No. III, Naya Bazaar, Delhi – 110006.
11. Property built on Plot No. 53 (admeasuring 1,344 square feet), 50 (admeasuring 161+161=322 square yards), P-29 (admeasuring 1,377 square feet), 34 (admeasuring 1,232 square feet), 52 (admeasuring 1,392 square feet), 51 (admeasuring 1,446 square feet), Plot admeasuring 500 square yards, 31 (admeasuring 1,245 square feet), P-39 (admeasuring 1,311 square feet) & P-36 (admeasuring 1,254 square feet), Plot measuring 5,175 square feet and Plot measuring 1,320 square feet, comprised in Khasra No. 87 & 87/1, situated in Old Lal Dora (1908-09), Abadi of Village Barwala, New Delhi.
12. Built up Property bearing no. 260, area measuring 200 square yards, Out of Khasra No. 60/6, 15, 25, 63/15, situated in the area of Village Hastsal, Abadi known as Mohan Garden, Block –R, New Delhi.
13. Built up Three Storey Entire Western side portion of property bearing no. B-50, Area measuring 75 square yards out of Khasra No. 875, situated in the area of Village Nawada, Colony known as Sewak Park, Block –B, Gali No. 11, Uttam Nagar, New Delhi.
14. Residential Property at House no 3106, Gali No 31, Near Hanuman Building, admeasuring 143 Sq Yards, Swatanter Nagar, Narela, Delhi – 110054.
15. Residential Property at House no C-403, admeasuring 100 Sq Yards, Swatanter Nagar, Narela, Delhi – 110054.

Date: 26th January 2020

Place: New Delhi.

SD/-

**Authorised Officer
HDFC BANK LIMITED**

