

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS 01/02/2016 UPTO 05:00 PM

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) and rules framed thereunder.

Whereas, the Authorized Officer of HDFC BANK LTD. in exercise of power conferred under Section 13(4) of the SARFAESI Act had taken possession of the following property pursuant to the failure of demands made in notice issued under Sec 13(2) of the SARFAESI Act, in the following loan account with right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS 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 proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTY

Name of the Branch & Account	Name of the owner of the property & Guarantors	Details of property	Amount as per Demand Notice	Reserve Price (Rs./EMD/Bid Incremental amount)	Date/ Time of e-Auction
			Date		
HDFC Bank Ltd., Ground Floor, Plot No.344, Unit 9, Near Chandi Chhak, Cuttack, Odisha-753001.	Mrs. Benu Bala Mittal (Owner)	Equitable mortgage of residential land & building situated at District – Sundargarh, Tahasil – Panposh, P.S. - Raghunathpalli, Village – Tarkera, Khata No.47, Plot No.14 in Block No. X of area No.7 & 8 of key map of master plan Rourkela admeasuring an area of 7500 Sq ft. or about Ac.0.17 1/2 (Seventeen and half) decimal having double storied building approximate area of 2750 Sq. ft., standing in the name of Mrs. Benu Bala Mittal and bounded as under: North - Plot No.X-11(Eleven), South -Plot, No.X 15 (Fifteen), East - 40ft Road, West - Plot No.X-13 (Thirteen).	Rs. 2,67,80,980.25 as on 28.02.2014 along with further interest With effect from 1/03/2014 and other costs and expenses	Rs.2,00,00,000/- --- Rs.20,00,000/- Rs.1,00,000/-	2.02.2016 11.00 a.m. To 12.00 Noon
M/s. Binny Steel Industries	Mrs. Benu Bala Mittal & Mr. Binny Mittal (Guarantors)		Notice u/s. 13(2) on 07.03.2014		

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- The EMD shall be payable through Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of HDFC BANK Limited A/c Binny Steel Industries Payable at Cuttack it should reach the office of the HDFC BANK LTD. at Chandi Chhak Cuttack latest by 5.00 p.m. on or before **01.02.2016**. Offers below the Reserve Price / without EMD / qualified / conditional shall be disqualified.
- To the best of knowledge and information of the Authorised 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 property/ies & to inspect & satisfy themselves. **Property can be inspected on 29.01.2016 from 11.00 AM TO 4:00 PM.**
- The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 INDIA Pvt. Ltd., Contact person **Mr. Debjyoti Roy, Mobile No.09874702021, e-mail ID: support@bankeauctions.com, debjyoti.roy@c1india.com** and for any property related query may contact **Mr. Ashutosh Pattanaik, Manager-Dept. For Special Operations, Mobile No: 9337093813, e-mail ID: ashutosh.pattanaik4@hdfcbank.com.** In office hours during the working days.
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)

Date: 29.12.2015
 Place: Mumbai

Sd/-
 Authorised Officer
 HDFC BANK LTD

Terms and Conditions of sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002 A/C- Binny Steel Industries.

1. The sale shall be subject to the conditions prescribed in the Security Interest Enforcement Rules 2002 and to the following further conditions.
2. The Bank under SARFAESI Act has taken possession of the property described in the schedule herein below.
3. The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”.
4. To the best of knowledge and information of the 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/ 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 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 property description.
6. The interested bidders shall submit their EMD 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 Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of HDFC BANK Limited Payable at Cuttack should reach the office of the HDFC BANK Ltd at the address mentioned in the auction notice.
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 Demand Draft or Pay Order; 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 & SIGNATURE 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., C-104, Sector – 2, Noida – 201301 (UP), Contact Person Mr. Debjyoti Roy, Mobile No-09874702021, e-mail ID: support@bankeauctions.com, debjyoti.roy@c1india.com and for any property related query may contact: Ashutosh Pattanaik, Manager-Dept. For Special Operations, Mobile No: 9337093813, e-mail ID: ashutosh.pattanaik4@hdfcbank.com. During office hours during the working days.
9. Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft or Pay Order shall be eligible for participating in the e-Auction process.
10. The interested bidder has to submit their Bid Documents [EMD (not below 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before on/ before 01.02.2016 up to 5:00 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.

11. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Incremental Amount' as mentioned in the sale notice 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% of the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized 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, immediately after 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 bidder 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 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 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.
15. 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 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. 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
18. Bidding in the last moment should be avoided in the bidder's 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.

Schedule of the Property:

Equitable mortgage of residential land & building situated at District – Sundaragarh, Tahasil – Panposh, P.S. - Raghunathpalli, Village – Tarkera, Khata No.47, Plot No.14 in Block No. X of

area No.7 & 8 of key map of master plan Rourkela admeasuring an area of 7500 sq ft. or about Ac.0.17 ½ (Seventeen and half) decimal having double storied building approximate area of 2750 Sq.ft., standing in the name of Mrs. Benu Bala Mittal and bounded as under:

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On or towards South by : Plot No.X 15 (Fifteen),

On or towards East by : 40ft Road,

On or towards West by: Plot No.X-13 (Thirteen).

Place: Mumbai

Date: 29/12/2015

Sd/-

Authorised Officer
HDFC Bank Ltd.