

lan, Zydus healthcare, Pfizer, Biocon will be attending the meeting, slated to happen on 19 Feb.

According to the latest data compiled by India's drug regulatory authority, 57 APIs of crucial antibiotics, vitamins, hormone steroids face the fear of going out of stock in case of prolonged lockdown in China.

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| 21   | Address and email to be used for correspondence with the resolution professional | Bhupendra Singh Narayan Singh Rajput<br>A-309, ATMA House, Opp. Old RBI,<br>Ashram Road, Ahmedabad-380 009<br>Email: cabstrajput309@gmail.com              |
| 22   | Further Details are available at or with   | Resolution Professional Bhupendra Singh Narayan Singh Rajput- Mobile 9426014155 or email: cabstrajput309@gmail.com   |
| 23   | Date of publication of Form G  | 15 <sup>th</sup> February, 2020  |
| Date : 15/02/2020<br>Place : Ahmedabad<br>A-309, ATMA House, Opp. Old RBI,<br>Ashram Road, Ahmedabad-380 009 |  | Bhupendra Singh Narayan Singh Rajput<br>Resolution Professional<br>For Shree Santosh Cotton Spin Private Limited<br>Reg: IBB/PA-001NP-P00397/2017-18/10715 |

**HDFC BANK**  
We understand your world

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400 013  
Branch Office: HDFC Bank Ltd., Dept. for Special Operations, 4th Floor,  
Opp. J.K. Hero, 10-Vijay Plot Corner, Gondal Road, Rajkot - 360 002

### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

**LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW**  
E-Auction Sale Notice for Sale of Immovable Assets under the 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) Rules, 2002  
Notice is hereby given to the public in general and in particular to the Borrower (i) M/s Excel Castronics Ltd. and Directors and Guarantors (ii) Mr. Jayesh Vallabhbhai Madiyar (iii) Mr. Viren Maganlal Vaghela (iv) Mrs. Payal Jayashbhai Madiyar (v) Vallabhbhai Surji Thacker (vi) Ms. Manali Doshi Kalendu (vii) Mr. Dhaval Previnbhai Dangar (viii) Mrs. Taramati Pranlal Shah (ix) Sanjay Jayashbhai Jobanputra and (x) Anax Realty Pvt. Ltd. (Corporate Guarantor) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of HDFC Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" on 11th March, 2020, for recovery of Rs. 4,91,45,593.00/- as per Demand Notice dated 11th September 2017 due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization, from Borrower due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization for Borrower For property the reserve price will be Rs. 1,58,00,000/- and the earnest money deposit will be Rs. 15,80,000/-.

| Description of immovable property   | Inspection Date and Time                  | Reserve Price EMD Bid Increase Amount  | Date/Time of E-Auction   | Encumbrances |
|---|---|--|--|--------------|
| Property consisting of residential building situated "Swapnil", Plot No. 41, Saurabh Residency, Rev Sur. No 110/paid, TPS No.5, O.P.No.46, F.P.No.433 paid, plot no.41, Bn. Rani Tower, Opp. Crystal Mall, Kalavad Road, Rajkot - 360 004, Land Area 1628 Sq.ft (151.38 Sq.m) Building area GF +3-3072.84 Sq.ft built up area (285.58 Sq. M) owned by Mrs. Payal Jayash Madiyar | 24th February 2020<br>10.30 AM to 1.30 PM | Total Rs. 1,58,00,000/-<br>EMD Rs. 15,80,000<br>Bid Increase Amount Rs. 5 lacs | 11th March 2020<br>2.00 PM to 3.00 PM<br>With Unlimited extension of 5 Minutes each. | Not known    |

#### TERMS & CONDITIONS:

- To the best of knowledge and information of the Authorized 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 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. 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/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.
- Earnest Money Deposit, Tender Form and Bid data all must reach to the Authorized Officer on or before 03/03/2020.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.banksauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.banksauctions.com>) through Login ID & Password. The EMD shall be payable EITHER 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. Please note that the Cheques/ Demand Drafts shall not be accepted as EMD amount.
- 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., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon, Haryana Nos: 0124-4302020/21/22/23/24, Mr. Jay Singh, Mobile: 7738866328, Help Line e-mail ID: support@banksauctions.com and for any property related query may contact the concerned Person Mr. Kishan Buddhadev (Mobile-9409009374), E-Mail: kishan.buddhadev@hdfcbank.com or Authorized Officer Mr. Anantharaman Ramanathan (Mobile-09323138635) at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
- 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.

#### STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/ guarantors in both account M/s Excel Castronics Ltd 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: 15.02.2020  
Place: Mumbai

Sd/- Anantharaman Ramanathan,  
Authorized Officer, HDFC Bank Ltd.



**बैंक ऑफ बड़ौदा Bank of Baroda**

Bank of Baroda, Palanpur Main Branch, Gurunank Chowk, Palace Road, Palanpur, 385001, Phone Number 02742-252213-252313  
email- palanp@bankofbaroda.co.in

#### POSSESSION NOTICE [Rules 8 (4)] (For immovable property)

1. Whereas The undersigned being the Authorized Officer of the Bank of Baroda under the securitization and Reconstruction of Financial Assets and Enforcement of security interest Act 2002 and in exercise of power conferred under section 13 (2) read with rule 8 (4) of the said Act, do hereby give notice to the borrower/ guarantors in both account M/s Excel Castronics Ltd 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.



**Terms and Conditions of sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002 A/C- M/s. Excel Castronics Ltd.**

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" and "AS IS WHAT IS BASIS".
3. The secured debt is for Borrower M/s Excel Castronics Ltd. is Rs. 4,91,45,593.00/- as per Demand Notice dated 11/09/2017.
4. To the best of knowledge and information of the Authorised Officer, there is no encumbrance 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 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 in advertisement.
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 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 latest by 4.00 p.m. on or before 03.03.2020. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
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 ; 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., C-104, Sector – 2, Noida – 201301 (UP), Help Line No. 0120-4888888,+91-8447533720 / +91-9810029923/33, Mr. Jai Singh : 91-7738866326** Help Line e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com) and for any property related query may contact **Kishan Buddhadev (Mobile-09409009374), E Mail- kishan.buddhadev@hdfcbank.com or Mr. Anantharaman Ramanathan (Mobile-09323138635)** In office hours during 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 Reserve Price of Rs.1,58,00,000/- (Rupees One Crore Fifty-Eight Lakhs Only)
11. The Earnest Money Deposit for property is Rs. 15,80,000/- (Amount in Fifteen Lakhs Eighty Thousand Rupees Only)
12. 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 on/ before 03.03.2020 up to 4 P.M 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.

13. The E-auction, would take place on 11<sup>th</sup> March, 2020 for property of schedule herein, at 2.00 PM to 3.00 PM
14. 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 Authorised Officer/ Secured Creditor, after required verification.
15. 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 15<sup>th</sup> 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 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.
16. 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.
17. 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.
18. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government account within 15 days of e-auction.
19. GST as per government rules is payable by the purchaser on movable assets.
20. 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.
21. 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.
22. Intended bidder(s) shall hold a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital certificate and ensure access to a computer terminal/ system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature certificate 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 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

23. 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.

**Schedule of the Property:**

Property consisting of residential building situated "Swapnil", Plot No. 41, Saurabh Residency, Rev Sur. No 110/paiki, TPS No.5, O.P.No.46, F.P.no.433 paiki, plot no.41, B/h. Rani Tower, Opp. Crystal Mall, Kalavad Road, Rajkot – 360 004, Land Area 1628 Sq.ft (151.38 Sq.mt) Building area GF +3- 3072.84 Sq.ft built up area (285.58 Sq. Mt ) owned by Mrs. Payal Jayesh Madiyar

**Date: 15/02/2019**

**Place: Mumbai**

**Sd/-  
Authorised Officer  
Mr. Anantharaman Ramanathan  
For, HDFC Bank Ltd.**