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## एचडीएफसी बैंक

प्रधान कार्यालय: एचडीएफसी बैंक इन्टर, सेक्टर 14, लोडर पोल (वेस्ट), मुम्बई-400013  
अंचल कार्यालय: एचडीएफसी बैंक लिमिटेड, विशेष प्रशासन विभाग, भुवनेश्वर, भुवनेश्वर, 6 बहादुर साह जगत मार्ग, दिल्ली-110002

## ई-नीलामी बिक्री सूचना

अचल सम्पत्तियों की बिक्री के लिए ई-नीलामी के लिए सार्वजनिक सूचना

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के साथ पठित वितीय परिसम्पत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत बैंक के पास गिरवी रखी गई अचल सम्पत्ति की बिक्री हेतु ई-नीलामी। एचडीएफसी बैंक से कर्जदार(रें)/बंधककर्ता(ओ)/जमानती(यों) को सूचित किया जाता है कि, वितीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम 2002 की धारा 13(2) के अंतर्गत जारी सूचना के अनुपालन में बैंक के बकाए तथा नीचे वर्णित ब्याज एवं अन्य व्ययों की वसूली के लिए उसकी बिक्री करने के अधिकार के साथ एचडीएफसी बैंक के प्राधिकृत अधिकारी के रूप में अधोहस्ताक्षरी ने निम्नलिखित ऋण खाताओं में निम्नलिखित सम्पत्तियों का अधिग्रहण कर लिया था तथा अधिग्रहण द्वारा उसके भुगतान में विफलता के बाद उक्त निष्पादनी के नियम 8 के साथ पठित उक्त अधिनियम की धारा 13 (4) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए बैंक के बकाए की वसूली के लिए अधोहस्ताक्षरी "जहां है जैसे है, जो है वही है, जो कुछ भी है वही है तथा उपचार रहित आधार" पर उसकी बिक्री का प्रस्ताव करते हैं। सम्पत्ति का भीतिक कच्चा बैंक द्वारा कर लिया गया है। नीचे वर्णित सम्पत्ति की वेब पोर्टल <https://www.banksauctions.com> के माध्यम से ई-नीलामी द्वारा की जाएगी।

अचल सम्पत्तियों का विवरण/छाते/प्लॉट/ईएचडी/आदि का विवरण

क्र. सं.	शाखा तथा खाता का नाम	सम्पत्ति के बंधककर्ता तथा जमानती का नाम	सम्पत्ति का विवरण	मान सूचना के अनुसार राशि मान सूचना के अनुसार तिथि	निरीक्षण की तिथि तथा समय	आश्रित मूल्य ईएचडी संविदा मुद्दित राशि	ई-नीलामी की तिथि/समय	बोलियाँ प्राप्त करने की अंतिम तिथि	प्राधिकृत अधिकारी का नाम/फोन नंबर/ईमेल आईडी
1	एचडीएफसी बैंक लिमिटेड, दिल्ली वेस्टर्न जव अर्पेल्स खाता संख्या: 50200013691082	बंधककर्ता: राकेश कुमार अग्रवाल, जमानती: श्री मुकेश अग्रवाल श्री राकेश कुमार अग्रवाल	संपत्ति संख्या 281 की समस्त दूसरी मंजिल, क्षेत्रफल 186.67 वर्ग मज, जागूति नगर को-ऑपरेटिव हाउस विलिंग सोसाइटी लिमिटेड के सैडाउट प्लान में स्थित, जागूति एक्लेव कालोनी, दिल्ली-110092	ऋण खाते के अंतर्गत पूर्ण भुगतान की तिथि तक ब्याज, लागत एवं व्यव सहित 31.05.2019 तक बकाया राशि रु. 1,17,67,951.31	05/12/2025 3.00 बजे अप. से 04.00 बजे अप. तक	रु. 2,42,00,000/- रु. 24,20,000/- रु. 1,00,000/-	12/12/2025 1.00 बजे अप. से 02.00 बजे अप. तक	09/12/2025 4.00 बजे अप. तक	श्री अंकुश सैनी मोबाइल: 9310998589 ankush.saini@hdfcbank.com
2	एचडीएफसी बैंक लिमिटेड, दिल्ली वेस्टर्न एच आर एटछाउजेज खाता संख्या: 50200013698182	बंधककर्ता: राकेश कुमार अग्रवाल, जमानती: श्री मुकेश अग्रवाल श्री राकेश कुमार अग्रवाल	संपत्ति संख्या 281 की समस्त दूसरी मंजिल, क्षेत्रफल 186.67 वर्ग मज, जागूति नगर को-ऑपरेटिव हाउस विलिंग सोसाइटी लिमिटेड के सैडाउट प्लान में स्थित, जागूति एक्लेव कालोनी, दिल्ली-110092	ऋण खाते के अंतर्गत पूर्ण भुगतान की तिथि तक ब्याज, लागत एवं व्यव सहित 31.05.2019 तक बकाया राशि रु. 47,76,824	03 जून, 2019				

नियम एवं शर्तें

- ई-नीलामी "जैसा है जहां है, जो भी वहां है तथा उपचार-रहित" आधार पर आयोजित की जा रही है।
- इच्छुक बोलीदाता को वेबपोर्टल <https://www.banksauctions.com> पर ईएचडी के विवरणों तथा दस्तावेजों को जमा करना होगा (यूजर आईडी तथा पासवर्ड <https://www.banksauctions.com> पर नाम पंजीकृत कर नि:शुल्क प्राप्त किया जा सकता है)। तामिन आईडी एवं पासवर्ड के माध्यम से ईएचडी का भुगतान अधोलिखित खाता: 57500000904261 खाता नाम: DFSO TRANSITORY ACCOUNT लाचमीनी का नाम: एचडीएफसी बैंक लि., आईएफएससी कोड: HDFC0000240 में एचडीएफसी/आर्डीसीएस द्वारा या एचडीएफसी बैंक लि. खाता नं. 57500000904261 के पक्ष में देय डिपॉजिट दृष्टि द्वाारा प्रत्येक सम्पत्ति के लिए रूपर तालिका में वर्णित तिथि को 4.00 बजे अप. या उससे पूर्व किया जाएगा। कृपया ध्यान दें कि ईएचडी राशि के रूप में चेक स्वीकार नहीं किये जायेंगे।
- इच्छुक बोलीदाताओं को सत्यापन हेतु केवाईसी दस्तावेज अर्जित वैन कार्ड की प्रति, पड़खान का प्रमाण/पते का प्रमाण (केवाईसी) अर्जित वोटर आईडी कार्ड/राष्ट्रियता साइड/पासपोर्ट/राशन कार्ड आदि की स्व-सत्यापित प्रति प्रस्तुत करना आवश्यक है और सत्यापन के लिए उन्हें अपनी मूल प्रति साथ रखनी होगी।
- प्राधिकृत अधिकारियों को जानकारी और ज्ञान के अनुसार, संपत्ति का, सोसायटी शुल्क आदि जैसे वैधानिक मुल्कों सहित संपत्तियों के संबंध में बैंकों के रिकॉर्ड के अनुसार बताए गए अनुसार कोई भी खण्ड पर दावा नहीं है। हालांकि बैंक किसी भी बकाया वैधानिक मुल्क/खण्ड/नगर नियम मुल्क/विजले मुल्क, मुल्क/कर बकाया, यदि कोई हो, आदि के लिए जिम्मेदार नहीं होगा और यह केता की जिम्मेदारी होगी एवं केता इसका निरीक्षण स्वयं कर सकता है।
- प्रतिभूत परिसंपत्ति/संपत्ति का भीतिक कच्चा दिनांक 19.11.2020 को माननीय सुप्रीम नदी केरकेट, सीएमएच, उनी कड़कड़ू न्यायालय, दिल्ली द्वारा एमएफ संख्या 257/19 में निपुण कोर्ट रिटोचर शीमती मुका अरोड़ा से प्राप्त किया गया है।
- इच्छुक बोलीदाताओं को खण्ड, संपत्तियों के स्याधित के बारे में अपनी स्वतंत्र जांच करनी चाहिए और खुद का निरीक्षण और संतुष्टि करनी चाहिए। संपत्तियों का निरीक्षण ऊपर उल्लिखित तिथि और समय पर सक्ती से किया जा सकता है।
- ईएचडी नाम किए होने वाले इच्छुक बोलीदाताओं जिन्हें स्थानीय आईडी एवं पासवर्ड बनाने, ईटा अपलोड करने, बोली जमा करने, ई-नीलामी प्रक्रिया पर प्रशिक्षण प्राप्त करने के लिए सहयोग अपेक्षित है, वे सी. सी. इंडिया प्रा. लि., पर्यट नं. 301, मल्क वेदोकेन किल्डिंग, उद्योग विहार, फेज-2, गुडगांव, हेल्थ लाइन नं. 0124-4302020/21/22/23/24, श्री विधिलेश कुमार, मोबाइल: 7080804466, हेल्थ लाइन ईमेल आईडी: support@banksauctions.com से संपर्क करें तथा सम्पत्ति संबंधी पुष्टाछ के लिए उपरोक्त संपत्ति प्राधिकृत अधिकारी से कार्यालय अवधि (10 बजे पूर्वा. से 5 बजे स्या.) के दौरान कार्य दिवसों को सम्पर्क करें।
- प्राधिकृत अधिकारी किन कोई कारण बताए किसी भी समय इस नीलामी/बोली की रद्द करने का अधिकार सुरक्षित रखते हैं। उच्चतम बोली एचडीएफसी बैंक लिमिटेड के अनुमोदन के अधीन होगी। प्राधिकृत अधिकारी किन कोई कारण बताए प्राप्त सभी या किसी भी प्रस्ताव/बोली को स्वीकार/अस्वीकार करने का अधिकार सुरक्षित रखते हैं। उनका निर्णय अंतिम एवं बाध्यकारी होगा। यदि उच्चतम बोलीदाता सरफेसी अधिनियम, 2002 के प्रावधानों सहित किसी/नीलामी की शर्तों व नियमों के अनुसार भुगतान करने में विफल रहता है, तो प्राधिकृत अधिकारी अपने विवेकानुसार द्वितीय उच्चतम बोलीदाता की बोली स्वीकार कर सकते हैं, लेकिन द्वितीय उच्चतम बोलीदाता इस पर अपना अधिकार व्यक्त नहीं कर सकता।
- (विस्तृत नियम व शर्तों के लिए कृपया हमारी वेबसाइट [www.hdfcbank.com](http://www.hdfcbank.com) और [www.banksauctions.com](http://www.banksauctions.com) देखें)

प्राधिकृत अधिकारी, एचडीएफसी बैंक लि.

तिथि: 12.11.2025 स्थान: दिल्ली/रा.रा.क्षे.

"BUSINESS STANDRAD" HINDI DT. 12.11.2025



**HDFC BANK LTD.**  
Head Office: HDFC Bank House, Banipal Bapat Marg, Lower Parel (West), Mumbai - 400 013  
Regional Office: HDFC Bank Ltd, Dept For Special Operations, Ground Floor, Gulab Bhawan, 6 Bahadur Shah Zafar Marg, New Delhi-110002

### E-AUCTION SALE NOTICE

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

E-Auction Sale Notice for Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 ("Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 (Rules). Notice is hereby given to the public in general and to the Borrower/Mortgagor/Guarantor in particular that, the Authorized Officer of HDFC BANK had taken possession of the following property, being a secured asset, ("Property") pursuant to demand raised vide notice's dated 03.06.2019 and 03.06.2019 issued under Sec 13(2) of the Act 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 etc. 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 Property. The sale of the leasehold rights in the below-mentioned Property shall be conducted by way of E-Auction through Web Portal: <https://www.banksauctions.com>

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

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price EMD	Date/Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/ Phone No./ Email Id
						Bid Increase Amount			
1	HDFC Bank Ltd, Delhi M/s Jai Apparels Account No.: 50200013691082	Mortgagors: Rakesh Kumar Aggarwal Guarantors: Mr. Mukesh Agarwal Mr. Rakesh Kumar Aggarwal	Entire Second Floor of property No 281 area measuring 186.67 Sq yards, situated in layout plan of Jagriti Nagar Co-operative house Building Society Ltd colony Known as Jagriti Enclave, Delhi-110092	Rs. 1,17,67,951.31 Dues as on 31.05.2019 with further interest along with the costs and expenses till the date of full and final payment under the loan account's. 03rd June 2019	05/12/2025 3.00 PM to 04.00 PM.	Rs. 2,42,00,000/- Rs. 24,20,000/- Rs. 1,00,000/-	12/12/2025 1.00 PM to 02.00 PM	09/12/2025 up to 4.00 PM	Mr Ankush Saini Mobile : 9310996589 ankush.saini@hdfcbank.com
2	HDFC Bank Ltd, Delhi M/s M R Enterprises Account No.: 50200013698182	Mortgagors: Rakesh Kumar Aggarwal Guarantors: Mr. Rakesh Kumar Aggarwal Mr. Mukesh Aggarwal		Rs. 47,76,824/- Dues as on 31.05.2019 with further interest along with the costs and expenses till the date of full and final payment under the loan account's. 3rd June 2019					

#### TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS".
- 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 through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 57500000904261 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.
- The interested bidders are also requested to submit KYC documents i.e. Copy of PAN Card; Proof of Identification/Address Proof (KYC) viz self-attested copy of Voter ID card/Driving License/Passport/Ration Card etc. and should carry their original for verification.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance / statutory dues like property taxes, society dues etc. on the Property. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/Municipal Corporation Dues/electricity dues/Lease rent, water dues, Property tax, charges/tax arrears including any third party claim etc, if any and it will be the liability of the buyer and buyer may inquire it independently.
- That physical possession of the secured asset/property has been obtained on dated 19.11.2020 from Court Receiver Mrs. Mukta Arora appointed by Hon'ble Ms. Muna Tardi Kerketta, CMM, North Karkardooma Courts, Delhi in SF No 257/19.
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of Property & to inspect & satisfy themselves. Property can be inspected strictly on the above-mentioned date and time.
- 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, Guff Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr. Mithalesh Kumar Mobile: 7080804486, Help Line e-mail ID: [support@banksauctions.com](mailto:support@banksauctions.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).
- The Authorized officer reserve its right to cancel this auction/bid any time without assigning any reason. 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. If highest bidder fails to make payment as per terms & conditions of sale/auction, including provisions of the SARFAESI Act, 2002 then Authorized Officer may accept the bid of second highest bidder at his sole discretion, but it cannot be claimed as right by the second highest bidder.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.banksauctions.com](http://www.banksauctions.com))

Authorised Officer, HDFC Bank Ltd.

Date: 12.11.2025, Place: Delhi/NCR

" BUSINESS STANDARD " ENGLISH DT: 12.11.2025

**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 Business Standard (English) & Business Standard (Hindi) on 12.11.2025.**

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", "AS IS WHAT IS BASIS" and "whatever is there is and without recourse".
3. To the best of knowledge and information of the concerned 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/ 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.
4. 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.
5. 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: 57500000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No.57500000904261 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 hrs on the respective dates mentioned in the auction notice at HDFC Bank Ltd Dept For Special Operations, Ground Floor, Gulab Bhawan, 6 Bahadur Shah Zafar Marg, New Delhi-110002.
6. 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

7. 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 Mithalesh Kumar Mobile: 7080804466,, Help Line e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com)** and for any Property related query may contact Mr Ankush Saini (**Authorised Officer**); **MOBILE No: 9310998589 ;e-mail ID: [ankush.saini@hdfcbank.com](mailto:ankush.saini@hdfcbank.com)** during office hours on the working days. (10 AM to 5 PM)
8. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
9. 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.
10. 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
11. 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.
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, not later than the next working day after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before  
th  
15 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.
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 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.
14. 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.
  15. 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.
  16. 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
  17. 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.
  18. 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).
  19. 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.
  20. 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.
  21. On issuance of Sale Certificate by the Bank, sale shall be complete, and no claims shall be entertained by the Bank.
  22. 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/postpone the sale for any reason it may deem fit or even without assigning any reason and such cancellation/postponement shall not be called in question by the bidders.
  23. The Authorized officer reserve its right to cancel this auction/bid any time without assigning any reason. 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. If highest bidder fails to make payment as per terms & conditions of sale/auction, including provisions of the SARFAESI Act, 2002 then Authorized Officer may accept the bid of second highest bidder at his sole discretion, but it cannot be claimed as right by the second highest bidder.

**Schedule of the Properties:**

1. Entire Second Floor of property No 281 area measuring 186.67 Sq yards, situated in layout plan of Jagriti Nagar Co-operative house Building Society Ltd colony Known as Jagriti Enclave ,Delhi-110092

**Date: 12<sup>th</sup> November 2025**

**Sd/-**

**Authorised Officer**

**Place:Delhi.**

**HDFC BANK LIMITED**