

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013

Regional Office: HDFC Bank Ltd, Plot # 31, Najafgarh Industrial Area, Tower-A, 1st Floor, Shivaji Marg, Moti Nagar, New Delhi - 110015

### E-AUCTION SALE NOTICE

#### **PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW :-**

Sale of immovable property mortgaged with the 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 SYMBOLIC POSSESSION OF THE MENTIONED PROPERTY\*\* 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 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 as detailed here under 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 property. The sale will be done by the undersigned through e-auction platform provided at the website <https://hdfcbank.auctiontiger.net>.

Name of the Borrower, Guarantors & Mortgagors	<b>1. M/s Rishabh Aggarwal And Associates, Through Its Proprietor Mr. Rishabh Aggarwal</b> <b>2. Mr. Rishabh Aggarwal</b> <b>3. Mrs. Manju Rani</b> <b>4. Mr. Mukesh Kumar</b> <b>5. M/s R K Advisors, Through Its Proprietor Mrs. Manju Rani</b>	<b>1. M/s Rishabh Aggarwal Wazir LLP, Through Its Partners Mr. Rishabh Aggarwal &amp; Mr. Mukesh Kumar</b> <b>2. Mr. Rishabh Aggarwal</b> <b>3. Mrs. Manju Rani</b> <b>4. Mr. Mukesh Kumar</b> <b>5. M/s Rishabh Aggarwal And Associates, Through Its Proprietor Mr. Rishabh Aggarwal</b> <b>6. M/s R K Advisors, Through Its Proprietor Mrs. Manju Rani</b>	<b>1. M/s Sonakshi Aggarwal &amp; Company, Through Its Proprietor Mrs. Sonakshi Aggarwal</b> <b>2. Mrs. Sonakshi Aggarwal</b> <b>3. Mr. Rishabh Aggarwal</b> <b>4. Mrs. Manju Rani</b> <b>5. Mr. Mukesh Kumar</b> <b>6. M/s Rishabh Aggarwal And Associates, Through Its Proprietor Mr. Rishabh Aggarwal</b>
Loan Amount	<b>Rs. 5,50,00,000/- (Dropline Overdraft)</b>	<b>Rs. 1,75,00,000/- (Loan Against Property) &amp; Rs. 1,25,00,000/- (Dropline Overdraft)</b>	<b>Rs. 55,00,000/- (Loan Against Property)</b>
Loan A/c No. & Product	<b>5920055555557 (Dropline Overdraft)</b>	<b>87234742 (Loan Against Property) &amp; 50200061719081 (Dropline Overdraft)</b>	<b>86076017 (Loan Against Property)</b>
Outstanding as per Sec 13(2) Notice dated 19/06/2024	<b>Rs. 5,29,76,984/-with further interest along with the costs and expenses till the date of full and final payment.</b>	<b>Rs. 1,73,83,932/- + Rs. 1,20,44,831/- = Total Amount of Rs. 2,94,28,763/- with further interest along with the costs and expenses till the date of full and final payment.</b>	<b>Rs. 53,11,594/-with further interest along with the costs and expenses till the date of full and final payment.</b>
Reserve Price	<b>Rs. 14,00,00,000/-</b>		
Earnest Money Deposit	<b>Rs. 1,40,00,000/-</b>		

Bid Increase Amount	<b>Rs. 1,00,000/-</b>
Date and Time of Inspection	<b>20/02/2025 from 12.30 PM to 02.00 PM**</b>
Last Receipt of EMD	<b>24/02/2025 Bidding Closed at 6.00 PM</b>
Date and Time of Auction	<b>25/02/2025 from 12.00 PM to 2.00 PM*</b>

\* The E-auction time may be extended at the discretion of the Authorized Officer during the auction day between (12.00 PM to 6.00 PM) to allow participation of other eligible bidders or for inter se bidding among other eligible bidders for maximization of value of the property.

\* The E-auction may also be allowed to continue on next day in case there is possibility of maximization of value of property.

### **Caution to Bidder:**

\*\* Property is being sold on **"AS IS WHERE IS AND WHATEVER THERE IS BASIS"**. The given property is sold on the basis of symbolic possession and the Bank will be facilitating in taking possession with the help of Naib Tehsildar-cum-Executive Magistrate, Wazirabad District Gurugram as per the possession order dated 07.01.2025 in case no. 84/SA/ADM/GGM/101-106 passed by the Hon'ble Additional District Magistrate, Gurugram.

### **Description of the Immovable property under Auction:-**

**PROPERTY BEARING NO. 29 SITUATED AT APPLE WOOD STREET, AREA MEASURING 546.49 SQ. METERS, IN THE RESIDENTIAL COLONY KNOWN AS MALIBU TOWNE, VILLAGE TIKRI & FATEHPUR, SUB-TEHSIL WAZIRABAD, DISTT. GURGAON, HARYANA (PROPERTY OWNED BY MR. RISHABH AGGARWAL & MRS. MANJU RANI).**

### **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. 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 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.
3. 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 put on auction will be permitted to interested bidders at sites as mentioned against property description.
4. The EMD amount shall be payable either 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** or the interested bidders can also submit the EMD in the form of Demand Draft made in favor of **"HDFC Bank Ltd"** at HDFC Bank Ltd, Plot # 31, Najafgarh Industrial Area, Tower-A, 1st Floor, Shivaji Marg, Moti Nagar, New Delhi – 110015. Please note the Bank will not accept cheques against EMD amount at any condition. The highest bid shall be subject to approval of HDFC Bank Limited. The Authorised Officer reserves its right to

accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding. After submitting the EMD amount with the Bank the interested bidders need to login through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with **<https://hdfcbank.auctiontiger.net> through Login ID & Password.**

5. 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 Demand Draft; 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://hdfcbank.auctiontiger.net>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.
6. 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 e-Procurement Technologies Limited (Auction Tiger), Ahmedabad [Contact Nos. : 079-6813 6842/68136837, Mo.: +91- 9265562821/18; Contact Persons Mr. Ramprasad Sharma, Contact No. 8000023297, E-mail: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & [support@auctiontiger.net](mailto:support@auctiontiger.net), Web Portal Address: <https://hdfcbank.auctiontiger.net> and for any property related query may contact Mr. Arvind Sahota & Mr. Bhuwan Singh (Authorised Officers), MOB No: 9582595505 & 9212504642, e-mail ID: [arvind.sahota@hdfcbank.com](mailto:arvind.sahota@hdfcbank.com) & [bhuwan.singh1@hdfcbank.com](mailto:bhuwan.singh1@hdfcbank.com) in office hours during the banking working days.
7. 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.
8. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on/ before on/ before **24.02.2025** up to **06:00 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 Authorized Officer.
9. 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 subject to extension allowed by the Authorized Officer for maximization of value of property. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process may be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
10. 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, i.e., on the same day or any day not later than next working day from the date of auction, as the case may be, after the acceptance of bid price by the Authorized 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 between purchaser and the secured creditor, in any case not exceeding three months. 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 bidder as well as borrower shall have no claim/ right in respect of property/ amount.
11. The prospective qualified bidders may avail online training on e-Auction from M/s E-Procurement Technologies Ltd. (Auction Tiger) prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor M/s E-Procurement Technologies Ltd. (Auction Tiger). 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.

12. 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. said secured asset
13. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.
14. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s E-Procurement Technologies Ltd. (Auction Tiger) , <https://hdfcbank.auctiontiger.net> before submitting their bids and taking part in the e-Auction.
15. 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. The intending bidders should register their name at <https://hdfcbank.auctiontiger.net> and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s E-Procurement Technologies Ltd. for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal
16. Bidding in the last moment should be avoided in the bidders own interest as neither the HDFC BANK 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.
17. The Authorized Officer shall have complete discretion and power to cancel the auction at any time, even after confirmation of the Bidder being successful in the auction in the interest of maximization of the value of the property and no bidder shall raise any objection for cancellation of the auction by the Authorized Officer in this regard.
18. No interest shall be payable to the bidder(s) nor shall any claim be entertained for grant of interest on the amount deposited by the bidders with the secured creditor during participation of auction or after being declared as successful bidder for any reason whatsoever including for any dispute filed in any Court or Tribunal.
19. The Successful Bidder shall pay all kind of statutory levies and taxes as may be applicable over and above the final amount of sale.

#### **STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date 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.

**For HDFC BANK LIMITED**

**(Authorized Officer)**