

HDFC BANK Department For Special Operations
III Floor, Prema Arcade, Opp. Doctor House, Nr. Pannal Garden, Ambawadi, Ahmedabad - 380009, Gujarat.

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 below mentioned Borrowers and Guarantors that the below described immovable properties 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 i.e. 22.01.2021, for recovery as below mentioned due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization, from Borrower & Guarantors due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization for Borrower & Guarantors.

S. NO.	NAME OF BORROWER AND GUARANTORS	DATE OF DEMAND NOTICE & DUES	DESCRIPTION OF IMMOVABLE PROPERTY	RESERVE PRICE EMD	DATE / TIME OF E-AUCTION
1	(i) M/s. Bhagwati Synthetics and its Guarantors Ms. Premlata Shashikant Kanodia, Mr. Prashant Kanodia and Mr. Shashikant Vasthwanth Kanodia (ii) M/s. Prashant Tex and its Guarantors Ms. Premlata Shashikant Kanodia, Mr. Prashant Kanodia and Mr. Shashikant Vasthwanth Kanodia	12.06.2017 & M/s. Bhagwati Synthetics Rs. 35,49,761/- M/s. Prashant Tex Rs. 24,39,939.80	Flat No. 1002 on the 10th Floor, admeasuring 1371 Sq. Feet i.e. 127.37 Sq. Mtrs. alongwith undivided share in the land of Paritosh Apartment situate at Revenue Survey No. 144/1 near Town Planning Scheme No. 4 (Umra South), Final Plot No. 151, Mouje Umra, City of Surat, owned by Mr. Shashikant Kanodiya.	Rs. 32,40,000/- EMD Rs. 3,24,000/- BID INCREASE AMOUNT Rs. 10,000/-	22.01.2021 02.00 PM to 03.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES EACH
ENCUMBRANCES : NOT KNOWN			INSPECTION DATE & TIME : 07.01.2021, 04.30 PM TO 05.30 PM		
2	M/s. Khodiyar Creation and Guarantors: Mr. Bhavesh C Dhasaniand Mrs. Anika B Dhanani	06.09.2017 & Rs. 16,14,643.69	The property bearing Flat No. 205, on the 2nd Floor, admeasuring 841 Sq. Feet. i.e. 78.13 Sq. Mtrs. Super Built up area along with 19.53 Sq. Mtrs. undivided share in the Land of Pramukh Darshan Complex situate at Revenue Survey No. 588, Block No. 616 of Mouje Village Puna, City of Surat, owned by Bhaveshbhai Chhaganbhai Dhanani.	Rs. 12,31,000/- EMD : Rs. 1,23,100/- BID INCREASE AMOUNT Rs. 10,000/-	22.01.2021 01.00 PM TO 02.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES EACH
ENCUMBRANCES : NOT KNOWN			INSPECTION DATE & TIME : 08.01.2021, 09.30 AM TO 10.30 AM		
3	M/s. Dasiya Impex and Guarantors: Mr. Mohan Parasmat Jain and Mrs. Khushboo Mohan Jain	01.06.2017 & Rs. 64,12,210.63	Flat No. 607, on the 6th Floor, admeasuring 2160 Sq. Feet i.e. 195.17 Sq. Mtrs. Super Built Up area & 1512 Sq. Feet i.e. 140.52 Sq. Mtrs. Built Up area along with undivided share in the land of Darshan Residency, as per Passing Plan Building No. A (As per site Building No. C) situate at Revenue Survey No. 31/1, Block No. 58/1, T.P. Scheme No. 68 (Dumbhal-Mageb) Original Plot No. 75, Final Plot No. 75 of Mouje Mageb, City of Surat, owned by Mr. Mohan Parasmat Jain. (Flat No. C/2/607, 6th Floor, Darshan Residency, Building No. C/2, Near Reshma Raw House, Puna Canal Road, Mouje Mageb, Dist. Surat).	Rs. 56,13,000/- EMD : Rs. 5,61,300/- BID INCREASE AMOUNT Rs. 20,000/-	22.01.2021 01.00 PM TO 02.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES EACH
ENCUMBRANCES : NOT KNOWN			INSPECTION DATE & TIME : 08.01.2021, 11.00 AM TO 12.00 NOON		
4	M/s. Gangadhar Corporation and Guarantors: Mr. Satishbhai Patel and Ms. Harshulaben Dhadhat	23.10.2017 & Rs. 69,57,641.20	1) Flat No. 420/B on the 5th floor, admeasuring 1420 Sq. Ft. Super Builtup & 79.15 Sq. Mtrs. i.e. 852 Sq. Fts. Carpet Area & 94.98 Sq. Mtrs. built up area & along with 12.42 Sq. Mtrs. undivided share in the land in the Building No. B of Raj Complex situate at Old Revenue Survey No. 2/1, Block No. 7, admeasuring 3355 Sq. Mtrs. of Mouje Village Chalthan, Sub Dist. Palsana, Dist. Surat, owned by Satishbhai Gopalbhai Patel. Boundary Details :- North : Common Road, South : C.O.P. & Common Road, East : N.H. No. 8, West : Common Road. 2) Flat No. 422/B on the 5th floor, admeasuring 1670 Sq. Ft. Super Builtup & 93.09 Sq. Mtrs. i.e. 1002 Sq. Fts. Carpet Area & 117.70 Sq. Mtrs. built up area & along with 13.82 Sq. Mtrs. undivided share in the land in the Building No. B of Raj Complex situate at Old Revenue Survey No. 2/1, Block No. 7, admeasuring 3355 Sq. Mtrs. of Mouje Village Chalthan, Sub Dist. Palsana, Dist. Surat, owned by Satishbhai Gopalbhai Patel. Boundary Details :- North : Common Road, South : C.O.P. & Common Road, East : N.H. No. 8, West : Common Road. 3) Flat No. 122 & Flat No. 125 on the 1st Floor, admeasuring 950 Sq. Ft. Super Builtup & 52.95 Sq. Mtrs. i.e. 570 Sq. Fts. Carpet Area & 63.54 Sq. Mtrs. built up area (Each Flat) & along with 7.663 Sq. Mtrs. undivided share in the land in the Raj Complex situate at Old Revenue Survey No. 2/1, Block No. 7, admeasuring 3355 Sq. Mtrs. of Mouje Village Chalthan, Sub Dist. Palsana, Dist. Surat, owned by Satishbhai Gopalbhai Patel. Boundary Details (Flat No. 122) :- North : 125, South : Common Passage & Flat No. 120, East : 121, West : 123. Boundary Details (Flat No. 125) :- North : Common Passage & Flat No. 127, South : Flat No. 122, East : 126, West : 124.	Rs. 16,11,000/- EMD Rs. 1,61,100/- BID INCREASE AMOUNT Rs. 10,000/- Rs. 19,00,000/- EMD Rs. 1,90,000/- BID INCREASE AMOUNT Rs. 10,000/- Rs. 21,60,000/- EMD Rs. 2,16,000/- BID INCREASE AMOUNT Rs. 10,000/-	22.01.2021 03.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES EACH
ENCUMBRANCES : NOT KNOWN			INSPECTION DATE & TIME : 07.01.2021, 01.00 PM TO 03.00 PM		

TERMS & CONDITIONS :-

- The last date for payment of EMD, and submission of Bid form & Documents to Authorized Officer at above address of Ahmedabad is 13.01.2021 up to 4.00 PM.
- 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 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 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 property/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above mentioned dates and time.
- 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 : FUND TO BE CLEARED - DDC 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, updating data, submitting bid, joining an e-bidding process etc., may contact M/s. CI India Pvt. Ltd., Flat No. 201, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon, Haryana. Helpline Nos. : 0124 - 4302020/21/22/23/24, Mr. Nareesh Gowda, Mobile : 99594597555, Help Line E-Mail ID : support@banksauctions.com and for any property related query may contact the concerned Authorized Officer Mr. Anil Santhia (Mobile - 99512999191), E-Mail : anil.santhia@hdfcbank.com at address as mentioned above at office hours during the working days (10 AM to 5 PM).
- It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 I-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 filing form 26DD & 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.
- 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.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.banksauctions.com

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

The borrower / guarantors in account of M/s. Bhagwati Synthetics, M/s. Prashant Tex, M/s. Khodiyar Creation, M/s. Dasiya Impex, M/s. Gangadhar Corporation are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, being which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost. Sd/

Date : 21.12.2020, Place : Ahmedabad
Authorized 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- M/s. Bhagwati Synthetics & Prashant Tex

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 viz. M/s Bhagwati Synthetics is Rs. 36,49,761/- as per Demand Notice dated 12/06/2017 alongwith further interest till realization & for Borrower M/s Prashant Tex is Rs. 24,39,939.80/- as per Demand Notice dated 12/06/2017 alongwith further interest till realization
4. To the best of knowledge and information of the 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/ 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 13.01.2021. 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. Hareesh Gowda : 91-9594597555 Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact **Anil Sankhla (Mobile-09512999191), E Mail-anil.sankhla@hdfcbank.com** 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 for property is Rs. 32,40,000/- (Thirty Two Lakh Forty Thousand Only).
11. The Earnest Money Deposit for property is Rs. 3,24,000/- (Three Lakh Twenty Four Thousand 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 13.01.2021 up to 4.00 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.
13. The E-auction, would take place on 22nd January 2021 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 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 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. 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.
19. 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.
20. 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

21. 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:

1. Flat No. 1002 on the 10th Floor admeasuring 1371 Sq. Feet i.e. 127.37 Sq. Mts. alongwith undivided Share in the land of Paritosh Apartment situate at revenue survey no. 144/1 paiki Town Planning Scheme No. 4 (Umra South), Final Plot No. 151 Mouje Umra, City of Surat. owned by Mr. Shashikant Kanodiya

Date: 21st December, 2020

**Sd/-
Authorised Officer
Anil Sankhla**

Place: Ahmedabad.

HDFC BANK LIMITED