

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) and Sandesh (Gujarati) on 31.01.2025.

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 any property except one Securitisation Application no.236 of 2017 filed by the borrower before Debt Recovery Tribunal II, Ahmedabad however there is no stay/injunction obtained by the borrower/mortgagor for sale of the same. 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 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**, **Name: DFSO TRANSITORY ACCOUNT**, 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 Ahmedabad drawn on any scheduled commercial Bank along with letter of participation in the bid, shall reach to the concerned Authorised Officer on /or before 4.00 P.M. on the respective dates mentioned in the auction notice at HDFC Bank Ltd Dept For Special Operations, Ahmedabad.
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 & SEAL 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., 3rd Floor, Plot No 68, Sector-44, Gurgaon, Haryana-122003, Support Mobile Number:- 7291981124/1125/1126, Mr. Bhavik Pandya-08866682937.** Help Line e-mail ID: support@bankeauctions.com / gujarat@c1india.com and for any property related query may

contact Nitingiri Goswami (**Mobile-09624805555**), E Mail- nitingiri.goswami@hdfcbank.com) In office hours during 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 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 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, immediately after the acceptance of bid price by the concerned 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 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 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 M/s 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, any past, present or future encumbrances, all the statutory/ non-statutory dues whatsoever in nature by any authority or agency including Sales Tax, Municipality Tax, Property Tax, Electricity dues, Water dues, Transfer fees with respect to the property etc; taxes, rates, assessment charges, fees etc. owing to anybody.

21. The Bank shall not be responsible for any loss or damage pursuant to any litigation whatsoever in nature either at the instance of the Mortgagor(s) or the Borrower(s) in respect of the said property.

22. Bank has discretion to revoke this sale at any point of time before Execution of Sale Certificate and in that event Bank shall reimburse amount paid to the Bank without interest.

23. The stamp duty with respect to this sale certificate shall be borne by the purchaser only

24. On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.

25. 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 the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders

Sr No.	Description of Property
1	An Industrial Property for industrial purpose R S No. 233 Paiki 4 Paiki 1 Sq. Mt 17503.00 situated at Atkot, Tal Jasdan, Dist Rajkot. Owned by Ajeet Cotex Pvt. Ltd. East- Road, West-Vokadi of Godadi River, North- Other's Property, South- Other Property
2	Equitable Mortgage of Property of Shri. Bhagwanbhai Kacharabhai Dobariya: Residential Property Bearing on Kotdapitha R S 310 Paiki, A400 G.N.A Land Paiki Plot No 17 Sq. Mtrs Sq. Mtrs 390.31 Sq. Yard 466.80 & Plot No 18 Sq. Mtrs 390.31 Sq. Yard 466.80 Total Sq. Mtrs. 780.62 Sq. Yard 933.60 Stuated at Kotdapitha Taluka Babra Dist: Amreli, Gujarat. North:-Road, South:- Road, East:- Other's Property, West:- Road
3	Movable plant and machinery situated at Industrial property of Ajeet Cotex Pvt. Ltd. situated at R S No. 233 Paiki 4 Paiki at Atkot, Tal Jasdan, Dist Rajkot. Owned by Ajeet Cotex Pvt. Ltd.
4	Industrial Unit Situated at non-agriculture land bearing Revenue survey No. 240 paiki 1/paiki 1 ad-measuring 12141 square meters at Atkot, Taluka – Jasdan, Dist – Rajkot. West Land & Road; South: Shelu,; East: Other's Property,;West: Road
5	Movable plant and machinery situated at the Property of AUM Cotton Co,Revenue survey No. 240 paiki 1/paiki 1 ad-measuring 12141 square meters at Atkot, Taluka – Jasdan, Dist – Rajkot.
6	Flat No. 101, First Floor, Satyam Complex, Satyam Park, Opp Equity Hundai sales showroom, Off sorathwadi, 80 feet road, Rajkot, North:Plot No.16 & 22 South: Common Passage, East: Flat No.102, West: Flat No.105

Place: Rajkot

Sd/-

Authorised Officer

HDFC BANK LIMITED[illegible]



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400013
Branch Office: HDFC Bank Ltd., Department for Special Operations,
4th Floor, "Aakash Building" Opp-J K Hero, 10-Vijay Plot Corner, Gondal Road, Rajkot-360002

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable and Immovable properties in mortgage to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(5) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) 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, WHAT EVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's due plus interest as detailed hereunder and whereas consequent to non failure to repay the dues, the undersigned in exercise of power as conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposito realize the Bank's dues by sale of the said property/ies. The sale of the above-mentioned Property/ies shall be conducted by way of E-Auction through Web Portal: <https://www.bank.auction.com>.

Sl. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of collateral property	Amount as per Demand Notice / Demand notice date	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction	Last Date of Receipt of Bid along with EMD	Name of Authorized Officer/Phone No./Email Id
Lot No. 1.	HDFC Bank Ltd. Branch - Jasdari A/c No. 20029090000011	Mortgagor - Ajeet Cotech Pvt. Ltd. Guarantors - Mr. Gokulbhai Bhagwanbhai Dobariya, Mr. Bhaveshkumar Chandraji Chavaliya, Mr. Radikbhai Bhagwanbhai Dobariya, Mr. Bhagwanbhai K. Dobariya and Mr. Mayabhai Bhagwanbhai Dobariya	An Industrial Property for industrial purpose R.S.No. 233 Paldi 4 Paldi 1 Sq. Mtr 17503.00 situated at Alkot, Tal. Jasdari, Dist. Rajkot. Owned by Ajeet Cotech Pvt. Ltd. East - Road, West - Vokadi of Godadi River, North - Other's Property, South - Other Property	Rs.8,37,98,188.53/- Demand Notice dated 06.06.2016	15th February 2025 from 11.00 AM To 02.00 PM	Reserve Price - 3,00,00,000/- EMD - 3,00,00,000/- Bid Increase amount - 1,00,000/-	20th February 2025 from 2.00 PM To 3.00 PM	18th February 2025 up to 5.00 PM	Nitinigiri Goswami / 09624805555 / Nitinigiri.goswami@hdfcbank.com
Lot No. 2.		Hypothecation created by Ajeet Cotech Pvt. Ltd. Guarantors - Mr. Gokulbhai Bhagwanbhai Dobariya, Mr. Bhaveshkumar Chandraji Chavaliya, Mr. Radikbhai Bhagwanbhai Dobariya, Mr. Bhagwanbhai K. Dobariya and Mr. Mayabhai Bhagwanbhai Dobariya	Movable plant and machinery situated at industrial property of Ajeet Cotech Pvt. Ltd. situated at R.S.No. 233 Paldi 4 Paldi 1 at Alkot, Tal. Jasdari, Dist. Rajkot. Owned by Ajeet Cotech Pvt. Ltd.	Rs.8,37,98,188.53/- Demand Notice dated 06.06.2016		Reserve Price - 45,00,000/- EMD - 45,00,000/- Bid Increase amount - 50,000/-			
Lot No. 3.		Mortgagor - Mr. Bhagwanbhai Kacharbhai Dobariya Guarantors - Mr. Gokulbhai Bhagwanbhai Dobariya, Mr. Bhaveshkumar Chandraji Chavaliya, Mr. Radikbhai Bhagwanbhai Dobariya, Mr. Bhagwanbhai K. Dobariya and Mr. Mayabhai Bhagwanbhai Dobariya	A Residential property bearing on Koda Pitha R.S.No. 310 Paldi A4400 GNA Land Paldi Plot No.17 Sq. Mtr 390.31, Sq. yard 4668.0, Total Sq. Mtr 780.62 Sq. Yards 9336.6 situated at Koda Pitha Tal. Babra, Dist. Amrit	Rs.8,37,98,188.53/- Demand Notice dated 06.06.2016	14th February 2024 from 11.00 AM To 02.00 PM	Reserve Price - 20,00,000/- EMD - 2,00,000/- Bid Increase amount - 50,000/-			
Lot No. 4.	HDFC Bank Ltd. Branch - Jasdari A/c No. 5029006828234 & 81112736	Mortgagor - Mr. Bhaveshbhai Chandraji Chavaliya & Mr. Arjanbhai Limbani Ramani Guarantors - 1. Mr. Chavaliya Bhaveshkumar Chandraji. 2. Mr. Vinubhai Vashirambhai Harkhani. 3. Mr. Ramani Ashokbhai Arjanbhai. 4. Mr. Ramani Arjanbhai Limbani.	Industrial Unit Situated at non-agriculture land bearing Revenue survey No. 240 Paldi 1 Paldi 1 ad-measuring 12141 square meters at Alkot, Taluka - Jasdari, Dist - Rajkot.	Rs.7,00,25,20.07/- Demand Notice dated 07.05.2016	15th February 2025 from 11.00 AM To 02.00 PM	Reserve Price - 3,00,00,000/- EMD - 3,00,00,000/- Bid Increase amount - 1,00,000/-	20th February 2025 from 2.00 PM To 3.00 PM	18th February 2025 up to 5.00 PM	Nitinigiri Goswami / 09624805555 / Nitinigiri.goswami@hdfcbank.com
Lot No. 5.		Hypothecation Created by AUM Cotton CO - Guarantors - 1. Mr. Chavaliya Bhaveshkumar Chandraji. 2. Mr. Vinubhai Vashirambhai Harkhani. 3. Mr. Ramani Ashokbhai Arjanbhai. 4. Mr. Ramani Arjanbhai Limbani.	Movable plant and machinery situated at the Property of AUM Cotton Co. Revenue survey No. 240 Paldi 1 Paldi 1 ad-measuring 12141 square meters at Alkot, Taluka - Jasdari, Dist - Rajkot. North Gov West Land & Road South: Sheli, East: Other's Property, West: Road	Rs.7,00,25,20.07/- Demand Notice dated 07.05.2016		Reserve Price - 45,00,000/- EMD - 45,00,000/- Bid Increase amount - 50,000/-			
Lot No. 6.		Mortgagor - Mr. Bhaveshbhai Chandraji Chavaliya & Mr. Ashokbhai Arjanbhai Ramani Guarantors - 1. Mr. Chavaliya Bhaveshkumar Chandraji. 2. Mr. Vinubhai Vashirambhai Harkhani. 3. Mr. Ramani Ashokbhai Arjanbhai. 4. Mr. Ramani Arjanbhai Limbani.	Flat No. 101, First Floor, Satyam Complex, Satyam Park, Opp. Equity Hundi sales showroom, Off southwadi, 80 feet road, Rajkot, North Plot No.16 & 22 South: Gomman Passage, East: Flat No.102, West: Flat No.105	Rs.7,00,25,20.07/- Demand Notice dated 07.05.2016	17th February 2024 from 11.00 AM To 02.00 PM	Reserve Price - 3,00,00,000/- EMD - 3,00,000/- Bid Increase amount - 50,000/-			

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHAT EVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bank.auction.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bank.auction.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: 5750000004261, Name of the Account: DFD Trensitory Account, Name of the Beneficiary: HDFCBANK LTD., IFSC Code: HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc. as per Bank's record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues/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 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. Cit India Pvt. Ltd., 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana - 122008. Support Mobile Number: -7291981124/125/1126, Mr. Bhawik Pandya-0886982837, E-mail ID: support@bank.auction.com/guipm@citindia.com. Help Line e-mail ID: support@bank.auction.com and for any property related query may contact the concerned Authorized Officer of the Bank Mr. Nitinigiri Goswami (Mobile - 0924805555), E Mail - nitinigiri.goswami@hdfcbank.com. In office hours during the working days (10.00 AM to 5.00 PM).
- The highest bid shall be subject to approval of HDFC Bank Ltd. Authorized Officer reserves the right to accept/reject all or any other offers/bids so received, or cancel the auction/sale without assigning any reason whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERMS AND CONDITIONS, PLEASE REFER TO OUR WEBSITE: www.hdfcbank.com and www.bank.auction.com)

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(5) OF THE SARFESI ACT, 2002

This may also be treated as notice u/r 8(5) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before 15 days of this notice on the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 30.01.2025
Place: Rajkot

Nitinigiri Goswami
Authorized Officer
HDFC BANK LTD