

E-Auction Notice
Sale of Immoveable property/ies under SARFAESI Act 2002 published in “Free Press Journal”
(English), “Navshakti” (Marathi) on 22.08.2024



HDFC Bank Limited
Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd; Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound,
Ganpat Rao Kadam Marg, Lower Parel, Mumbai: 400 013.

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW

Sale of immoveable properties mortgaged to 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 LTD HAD TAKEN PHYSICAL POSSESSION OF THE FOLLOWING PROPERTY/IES 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 accounts 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 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 said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the Mortgagor & Owner of the property	Details of common mortgaged property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of e-Auction	Last Date for Receipt \of Bids	Name of Authorised Officer /Phone No./ Email Id
			Demand Notice Date		EMD Bid Increase Amount			
HDFC Bank Ltd, Mumbai Kamala Mills Compound, Lower parel, Mumbai - 400013 A/c- TISSORI India Fabrics Pvt Ltd.	Tissori India Fabrics Pvt Ltd	1. Unit No.1 (SECOND FLOOR) admeasuring 3353 sq. ft. carpet area on 2nd Floor in the building known as "THE BUSINESS BAY" Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai 400072.	Rs. 42,53,75,261/-	05/09/2024 11.00 AM to 05.00 PM	Reserve Price Rs. 5,33,00,000/- EMD- Rs. 53,30,000/- Bid increase Amount Rs. 2,00,000/-	25/09/2024 1.00 PM to 2.00 PM With Unlimited extension of 5 Minutes	24/09/2024 up to 4.00 PM	Priyanka Kapadia Mob: 9594883968 priyanka.kapadia@hdfcbank.com
		2. Unit No.2 (Second FLOOR) admeasuring 5095 sq. ft. carpet area on 2nd Floor in the building known as "THE BUSINESS BAY" Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai 400072.	25.06.2018 Dues as on 30.11.2017 with further applicable interest along with the costs and expenses from 1.12.2017 till the date of full and final payment under the Cash Credit & Loan accounts.		Reserve Price Rs 8,10,00,000 EMD Rs 81,00,000 Bid Increase Amount Rs 2,00,000/-			
		3. Unit No.1 (FIFTH FLOOR) admeasuring 3353 sq. ft. carpet area on 5th Floor in the building known as "THE BUSINESS BAY" Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai 400072			Reserve Price Rs - 5,33,00,000/- EMD Rs - 53,30,000/- Bid increase Amount Rs - 2,00,000/-			

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.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 5750000904261, Name of the Account: DFSO TRANSITORY ACCOUNT, 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 Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/society dues, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Property/ies can be inspected strictly on the above-mentioned dates 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 M/s. C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector-44, Gurgaon, Haryana-122003. Helpline Nos: 7291981124/25/26, Mr. Bhavik Pandya, Mobile: 8866682937. Help Line e-mail ID: support@bankauctions.com and for any property related query may contact the concerned Authorized Officer 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.

(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankauctions.com)

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(6) R/W RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower/Mortgagor/Guarantors of the above said loan about the holding of E-Auction Sale on the above-mentioned date. 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.

Date: - August 22, 2024

Place: Mumbai

Authorized Officer
HDFC BANK LIMITED

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एचडीएफसी बँक लिमिटेड

मुख्य कार्यालय : एचडीएफसी बँक हाऊस, सेनापती बापट मार्ग, लोअर पारेल (पश्चिम), मुंबई-४०००१३.
 प्रादेशिक कार्यालय : एचडीएफसी बँक लि., डिपार्टमेंट फोर स्पेशल ऑपरेशन्स, पेनिनसुला बिझनेस पार्क, वी थिंग, ४ था मजला,
 डॉन मिल्स कंपाऊंड, गणपतराव कदम मार्ग, लोअर पारेल, मुंबई-४०००१३.

ई-लिलाव विक्री सूचना

स्थावर मिल्कतीच्या विक्रीसाठी ई-लिलावाकरिता जाहीर सूचना

डुअर आणि दस्तावेज सादर करण्याची अंतिम तारीख: खालील तक्त्यामध्ये नमूद केल्याप्रमाणे

सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंस्ट्रुमेंट अँड, २००२ (क्र. ५४ सन २०२२) अंतर्गत बँकेकडे गहाण ठेवलेल्या स्थावर मिल्कतीची विक्री ज्याअर्थी एचडीएफसी बँक लि. च्या प्राधिकृत अधिकाऱ्यांनी याखालील दिलेल्या तपशिलाप्रमाणे बँकेची थकबाकी अधिक व्याजाची रोकड करण्याकरिता "जसे आहे जेथे आहे तत्त्वाने, जसे आहे जे आहे, जे काही आहे तेथे आहे आणि विना अवलंब तत्त्वाने" ती विकण्याच्या अधिकाऱ्यासहित खालील कर्ज खात्यांमध्ये सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेटस् अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंस्ट्रुमेंट अँड, २००२ च्या कलम १३(२) अन्वये जारी केलेल्या सूचनेच्या अनुषंगाने खालील मिल्कती/तीचा प्रत्यक्ष कब्जा घेतला आणि ज्याअर्थी थकबाकी परतफेड करण्यात कसूर झाल्याच्या परिणामी निम्नस्वाक्षरीकारांनी सद्य अंर्कटच्या कलम १३(४) सहवाचता सदर रुसच्या नियम ८ अन्वये प्राप्त अधिकारांचा वापर करून सदर मिल्कती/तीच्या विक्रीमधून बँकेची थकबाकी वसूल करण्याचा प्रस्ताव ठेवला आहे. वेबसाईटवर पुरविण्यात आलेल्या ई-लिलाव प्लॅटफॉर्मवरून निम्नस्वाक्षरीकारांकडून विक्री करण्यात येईल.

स्थावर मिल्कतीचे वर्णन

शाखा आणि खात्याचे नाव	मिल्कतीच्या गहाणदार आणि हमीदाराचे नाव	सामान्य गहाण मिल्कतीचे तपशील	मागणी सूचने प्रमाणे रक्कम	निरिक्षणाची तारीख आणि वेळ	राखीव किंमत डुअर	ई-लिलावाची तारीख/वेळ	बोलीच्या प्राप्तीकरिता अंतिम तारीख	प्राधिकृत अधिकाऱ्याचे नाव/फोन नं./ ईमेल आयडी
			मागणी सूचनेची तारीख		बोली वाढविण्याची रक्कम			
एचडीएफसी बँक लि., मुंबई. कमला मिल्स कंपाऊंड, लोअर पारेल, मुंबई ४०००१३ खाते - टिसोरी इंडिया फॉब्रिक्स प्रा. लि.	टिसोरी इंडिया फॉब्रिक्स प्रा. लि.	१. युनिट क्र. १ (दुसरा मजला), "दि विझनेस बे" अशा ज्ञात इमारतीच्या २व्या मजल्यावर मोडमापित ३३५३ चौ. फू. चर्टई क्षेत्र, अंधेरी-कुर्ला रोड, साकीनाका, अंधेरी पूर्व, मुंबई ४०००७२.	रु. ४२,५३,७५,२६१/-	०५/०९/२०२४ स. ११.०० ते सायं. ५.००	राखीव किंमत रु. ५,३३,००,०००/- इअर रु. ५३,३०,०००/- बोली वाढविण्याची रक्कम रु. २,००,०००/-	२५/०९/२०२४ दु. १.०० ते दु. २.०० प्रत्येकी ५ मिनिटांच्या अमर्याद विस्तारासह	२४/०९/२०२४ दु. ४.०० पर्यंत	प्रियांका कपाडिया मो.: ९५९४८८९९६८ priyanka.kapadia@hdfcbank.com
		२. युनिट क्र. २ (दुसरा मजला), "दि विझनेस बे" अशा ज्ञात इमारतीच्या २व्या मजल्यावर मोडमापित ५०९५ चौ. फू. चर्टई क्षेत्र, अंधेरी-कुर्ला रोड, साकीनाका, अंधेरी पूर्व, मुंबई ४०००७२.	२५.०६.२०१८ ३०.११.२०१७ रोजीस देय सह कॅशक्रेडिट आणि कर्ज खात्यांच्या अंतर्गत संपूर्ण आणि अंतिम प्रदानाच्या तारखेपर्यंत ०१.१२.२०१७ पासून पुढील व्याजसह परिलय आणि खर्च		राखीव किंमत रु. ८,१०,००,०००/- इअर रु. ८१,००,०००/- बोली वाढविण्याची रक्कम रु. २,००,०००/-			
		३. युनिट क्र. १ (पाचवा मजला), "दि विझनेस बे" अशा ज्ञात इमारतीच्या ५व्या मजल्यावर मोडमापित ३३५३ चौ. फू. चर्टई क्षेत्र, अंधेरी-कुर्ला रोड, साकीनाका, अंधेरी पूर्व, मुंबई ४०००७२.			राखीव किंमत रु. ५,३३,००,०००/- इअर रु. ५३,३०,०००/- बोली वाढविण्याची रक्कम रु. २,००,०००/-			

अटी आणि शर्ती :

- ई-लिलाव 'जसे आहे जेथे आहे', 'जसे आहे जे आहे', जे काही आहे तेथे आहे आणि विना अवलंब तत्त्वाने घेण्यात येईल.
- इच्छुक बोलीदारांनी लॉगिन आयडी आणि पासवर्डमार्फत वेबपोर्टल : <https://www.bankeauctions.com> वरून त्यांचे इ.अ.र.चे तपशील आणि दस्तावेज (<https://www.bankeauctions.com> वर नाव नोंदवून विनामूल्य युजर आयडी आणि पासवर्ड मिळेल) लॉगिन आणि व पासवर्डमार्फत सादर करावेत. इ.अ.र.चे प्रदान एकतर एनईएफटी/आरटीजीएसमार्फत खाते : ५७५०००००९०४२६१, खात्याचे नाव : डीएफएसओ ट्रान्झिटी खाते: डीओसी सर्व्हे, लाभार्थीचे नाव : एचडीएफसी बँक लि., आयएफएससी कोड : HDFC0000240 मध्ये जमा करावी. कृपया लक्षात ठेवावे की, इ.अ.र. रक्कम म्हणून चेक्स/डिमांड ड्राफ्टस स्वीकारले जाणार नाहीत.
- बँक काही असल्यास कोणतीही सांविधिक थकबाकी/बोजा/कर थकबाकी/सोसायटी देय साठी जबाबदार राहणार नाही. इच्छुक बोलीदारांनी मिल्कतीचे नामाधिकार, बोजा बाबाबत स्वतंत्र चौकशी करावी आणि स्वतः पाहणी करून खात्री करून घ्यावी. मिल्कतीचे निरीक्षण काटेकोरपणे उपरोद्धेखित तारखांना आणि वेळेस होईल.
- ज्या इच्छुक बोलीदारांनी इ.अ.र. जमा केली असेल व त्यांना लॉगिन आयडी व पासवर्ड बनवण्यात, डेटा अपलोडिंग, बोली सादरीकरण करण्यात, ई-बोली प्रक्रियेवरील प्रशिक्षणासाठी सहाय्य हवे असेल त्यांनी मे. सीई इंडिया प्रा. लि., प्लॉट क्र. ६८, ३रा मजला, सेक्टर ४४, गुरगाव, हरयाणा- १२२००३ हेल्पलाईन नं. : ७२९१९८११२४/२५/२६, श्री. भाविक आर पंड्या मोबाईल: ८८६६६८२९३७, हेल्प लाईन ई-मेल आयडी : support@bankeauctions.com आणि मिल्कतीच्या कोणत्याही संबंधित चौकशी करिता कार्यालयीन वेळेत (स. १०.०० ते स. ५.००) वरील नमूद केल्याप्रमाणे संबंधित प्राधिकृत अधिकाऱ्याशी संपर्क साधावा.
- सर्वोच्च बोली एचडीएफसी बँक लिमिटेडच्या मंजुरी अधीन राहील. कोणतेही कारण न देता प्राप्त झालेले कोणतेही किंवा सर्व प्रस्ताव/बोली स्वीकारणे/फेटाळण्याचे अधिकार प्राधिकृत अधिकारी राखून ठेवत आहेत. त्यांचा निर्णय अंतिम आणि बंधनकारक असेल.
 (विक्रीच्या सविस्तर अटी आणि शर्तीसाठी कृपया www.hdfcbank.com आणि www.bankeauctions.com चा संदर्भ घ्यावा.)

सरफेसी अधिनियम, २००२ चा नियम ८(६) सहवाचता नियम ९(१) अन्वये १५ दिवसांची वैधानिक विक्री सूचना

सद्य सूचनाही वरील नमूद तारखेस ई लिलाव विक्रीच्या आयोजनाबद्दल वरीलसदर कर्जाचे कर्जदार/गहाणदार/हमीदार बांना सिक्कुरिटी इंस्ट्रुमेंट (एन्फोर्समेंट) रुल्स २००२ च्या नियम ९(१) सहवाचता कलम ८(६) अंतर्गत सूचना समजण्यात यावी. कर्जदार/हमीदार यांना याद्वारे सूचित करण्यात येते की, ई-लिलावाच्या तारखेपूर्वी आज्ञतावाचत व्याज आणि अनुषंगिक परिलय बासह उपरोक्त रकमेचे प्रदान करण्यात यावे, कसूर केल्यास, मिल्कतीची विक्री/लिलाव होईल आणि शिल्लक थकबाकी पहिल्यास व्याज आणि खर्चासह वसूल केली जाईल.

दिनांक : ऑगस्ट २२, २०२४

ठिकाण : मुंबई

प्राधिकृत अधिकारी
 एचडीएफसी बँक लिमिटेड

E-Auction Notice
Sale of Immoveable property/ies under SARFAESI Act 2002 published in “Free Press Journal”
(English), “Navshakti” (Marathi) on 22.08.2024

Terms and Conditions of E-Auction for sale of Immoveable property/ies more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was Published in “Free Press Journal” (English), “Navshakti” (Marathi) on 22.08.2024

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” basis.
3. To the best of knowledge and information of the concerned 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/ effecting 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 Authorized 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: DOC SERV, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 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 along with letter of participation in the bid, shall reach to the concerned Authorized 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, Mumbai.
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 along with letter of participation; ii) Copy of PAN Card of intending bidder; 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 WITH SEAL.
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.68, 3rd Floor, Sector-44, Gurgaon, Haryana-122003. Helpline Nos: 7291981124/25/26, Mr. Bhavik Pandya, Mobile: 8866682937. Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **the concerned Authorized Officer Ms.**

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- Priyanka Kapadia (9594883968): email id– priyanka.kapadia@hdfcbank.com** within 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 as mentioned auction notice) and required documents (mentioned in Point at Sr.No.6)] on/ before the respective date and time mentioned in the auction notice, 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 Authorized 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 in auction notice) 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 Authorized 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 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 by and solely at the discretion of the concerned Authorized 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 Authorized 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 Authorized Officer is not bound to accept the highest offer and the concerned Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction solely at its discretion 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/objections in this regard shall be entertained. The

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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 Authorized 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. 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 leasehold land 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. The Bank has its discretion to revoke/cancel 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.

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Schedule of property

Sr No.	Detailed Property Address along with City and State	Type	Owner
1	Unit No.1 (SECOND FLOOR) admeasuring 3353 sq. ft. carpet area on 2nd Floor in the building known as “THE BUSINESS BAY” Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai, Maharashtra - 400072	Commercial	Tissori India Fabrics Pvt Ltd.
2	Unit No.2 (Second FLOOR) admeasuring 5095 sq. ft. carpet area on 2nd Floor in the building known as “THE BUSINESS BAY” Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai, Maharashtra - 400072	Commercial	Tissori India Fabrics Pvt Ltd.
3	Unit No.1 (FIFTH FLOOR) admeasuring 3353 sq. ft. carpet area on 5th Floor in the building known as “THE BUSINESS BAY” Andheri - Kurla Road, Sakinaka, Andheri East), Mumbai, Maharashtra - 400072	Commercial	Tissori India Fabrics Pvt Ltd.