

CAPRI GLOBAL

HOUSING FINANCE LIMITED

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd Floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

Sale notice for sale of immovable properties

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) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor will be sold on "As is what is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

| SR. NO. | 1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT | DESCRIPTION OF THE MORTGAGED PROPERTY | 1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 21.12.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 20.12.2024 3. DATE OF INSPECTION: 19.12.2024 | 1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 5,20,000/-Rupees Five Lacs Twenty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 52,000/- (Rupees Fifty Two Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only) |
|---------|---|--|---|---|
| 1. | 1.Mr. Chander Veer ("Borrower") 2.Mrs. Sonam (Co-borrower) LOAN ACCOUNT No. LN0HNOI000087066 (Old)/ 50300000847229 (New) Rupees 11,74,187/- (Rupees Eleven Lacs Seventy Four Thousand one Hundred Eighty Seven Only) as on 20.08.2024 along with applicable future interest. | All that piece and parcel of Property bearing Eastern Portion of Plot No. 8, area admeasuring 50.11 Sq. Yds i.e., 41.91 Sq. Mts., out of Khasra No. 76 min, Outside Nagar Palika Hapur, Village Patna, New Colony Garh Road, Pargana Tehsil and District Hapur, Uttar Pradesh - 245101 Bounded As: East By – Plot No. 9 West By – Remaining portion of Plot No. 8 North By – 10 Ft wide road South By – Other's Property | | |

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihome loans.com/auction

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice) has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property /assets and claims / dues affecting the property before submission of bids/
4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no.079-61200531/576/596/559/598/587/594/), **Mr.Ramprasad Sharma Mob.800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net.**
7. For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 20-Dec-2024.
9. The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 latest by 03:00 PM on 20-Dec-2024. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____" (as mentioned above) for property of "Borrower Name".
10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice.
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of 10 minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 Hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
22. The decision of the Authorised Officer is final, binding and unquestionable.
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
24. Movable article (if Any) lying in the property is not offered with this Sale.
25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Ms. Swati Singh Mo. No. 8960750463 and for further inquiry Ms. Kalpana Chetanwala-7738039346
26. This publication is also 15 (Fifteen) days of notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) AND 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : Delhi/NCR Date : 05-12-2024 Sd/- (Authorised Officer) Capri Global Housing Finance Limited

Jaypee Healthcare Limited
CIN: U85191UP2012PLC053568
Regd. Office: Sector 128, Noida, Uttar Pradesh, 201304
Ph: +91-120-4122222 E mail - secretarial@jaypehealthcare.com
Form No. INC-26
(Pursuant to Rule 30 the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another
Before the Central Government, Regional Director (Northern Region)
In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014
AND
In the matter of Jaypee Healthcare Limited having its registered office at Sector 128, Noida, Uttar Pradesh, 201304
.....Petitioner
Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Saturday, November 30, 2024, to enable the Company to change its Registered Office from State of Uttar Pradesh to State of Haryana, within the Jurisdiction of Registrar of Companies NCT of Delhi & Haryana.
Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region at the address B-2 Wing, 2nd floor, Pt. Deendayal Antyodaya Bhawan, 2nd Floor, CGO Complex, New Delhi-110003 within fourteen days of the date of publication of this notice with a copy to the applicant Company at its registered office at the address mentioned below:
Registered Office Address: Sector 128, Noida, Uttar Pradesh, 201304
For Jaypee Healthcare Limited
Sd/-
Simran Kaur
Company Secretary
Membership No: A44222
Date: December 4, 2024
Place: Noida, Uttar Pradesh

Crosslay Remedies Limited
CIN: U24239DL2002PLC113719
Registered Office: N-110, Panchsheel Park, New Delhi - 110017
Phone: +91-987-3336660 Email: secretarial@crosslayremedies.com
Form No. INC-26
(Pursuant to Rule 30 the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another
Before the Central Government, Regional Director (Northern Region)
In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014
AND
In the matter of Crosslay Remedies Limited having its registered office at N-110, Panchsheel Park, New Delhi - 110017
.....Petitioner
Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Saturday, November 30, 2024, to enable the Company to change its Registered Office from NCT of Delhi to State of Haryana, within the Jurisdiction of Registrar of Companies NCT of Delhi & Haryana.
Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region at the address B-2 Wing, 2nd floor, Pt. Deendayal Antyodaya Bhawan, 2nd Floor, CGO Complex, New Delhi-110003 within fourteen days of the date of publication of this notice with a copy to the Company at its registered office at the address mentioned below:
Registered Office Address: N-110, Panchsheel Park, New Delhi - 110017
For Crosslay Remedies Limited
Sd/-
Gaurav
Company Secretary
Membership No: A57203
Date: December 4, 2024
Place: New Delhi

Public Notice For E-Auction For Sale of Immovable Properties

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 9B, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at Office No 1, First Floor, Mahalaxmi Metro Tower, Plot No. C -1, Sector - 4, Vaishali, Ghaziabad, Uttar Pradesh - 201010 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com

| Borrower(s) / Co-Borrower(s) / Guarantor(s) | Demand Notice Date and Amount | Description of the Immovable property/ Secured Asset | Date of Symbolic Possession | Reserve Price |
|---|--|---|---|---|
| 1. Mrs. Sunita Kumar 2. Mr. Ramesh Kumar (Prospect No 738023) | 27-Oct-2020 Rs. 92,60,265/- (Rupees Ninety Two Lakh Sixty Thousand Two Hundred and Sixty Five Only) Bid Increase Amount Rs. 50,000/- (Rupees Fifty Thousand Only) | All that part and parcel of the property bearing Flat No P030101, (Flat No. 101) Consisting of Super built up area 2040 sq. ft., 189.52 sq. mt., Located on 1st Floor, P03 Tower, Petloles p. 03 Block, Sare cresent Parc Township, Sector 92, Gurgaon, 122001 Haryana. | 08-Aug-2024 Total Outstanding as On Date 02-Dec-2024 Rs. 32,56,965/- (Rupees One Crore Thirty Two Lakh Fifty Six Thousand Nine Hundred and Eighty Five Only) | Rs. 93,53,000/- (Rupees Ninety Three Lakh Fifty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 9,35,300/- (Rupees Nine Lakh Thirty Five Thousand Three Hundred Only) |
| Date of Inspection of property 03-Jan-2025 11:00 hrs -1400 hrs. | | EMD Last Date 07-Jan-2025 till 5 pm. | Date/ Time of E-Auction 09-Jan-2025 1100 hrs-1300 hrs. | |

Mode of Payment:- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iiflhome.com> and pay through link available for the property Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login <https://www.iiflhome.com> >My Bid >Pay Balance Amount.

Possible Encumbrances on the property Best Known By IIFL(HFL):-
"The builder developing the project underwent corporate insolvency resolution process before the Hon'ble National Company Law Tribunal Principal Bench vide CP (IB) 300 (PB) 2020 and the project is now taken over by a Successful Resolution Applicant i.e. KGKDHOOT.
There may be outstanding payments against the secured assets in builder records which will be payable by the successful bidder at the time of transfer of name in builder records. There may be other litigation pertaining to secured assets. Thus, participants are advised to do necessary checks and due diligence before participating. IIFL HFL shall not be responsible for the same.
Note:- Bidder Shall do necessary due-diligence before participating in auction proceedings.

TERMS AND CONDITIONS:-
1. For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iiflhome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. Bidders are advised to go through the website <https://www.iiflhome.com> and <https://www.iifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
7. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider E mail ID- care@iiflhome.com, Support Helpline no.1800 2672 499.
8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:30 hrs between Monday to Friday or write to email- care@iiflhome.com.
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.
Place:- Gurgaon Date: 05-Dec-2024 Sd/- Authorised Officer, IIFL Home Finance Limited.

HDFC BANK

Branch: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067, Tel: 011-41596676/568 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

E-AUCTION SALE NOTICE (Sale through e-bidding only)

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 Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (**HDFC**) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below:

Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.Com

| (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) |
|--|--|--|---------------------|--------------------------------------|--|---------------------------------|-----------------------|--|---|
| Name/s of Borrower(s)/Guarantor(s) | Outstanding dues to be recovered (Secured Debt) (Rs.)* | Description of the Immovable Property / Secured Asset | TYPE OF POSSESSION | DATE & TIME OF INSPECTION | Reserve Price (Rs.) | Last date of submission of bids | Earnest money deposit | Bid Incremental Rate | Date of Auction and time |
| (1) MR ANJANI KUMAR DIXIT | Rs. 11,27,234/- (Rupees Eleven Lakhs Twenty-Seven Thousand Two Hundred and Thirty-Four Only) due as on 31-AUG-2022* | FREEHOLD RESIDENTIAL FLAT NO. F-2, FIRST FLOOR (LIG) CONSISTING OF 1 BEDROOM, 1 DRAWING ROOM, 1 KITCHEN, 1 TOILET AND BALCONY SITUATED AT PLOT NO- B1-131, DLF DILSHAD EXTN-2, HADBASTH BHRAMPURA, BHOPURA, PARGANALONI, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH ADMEASURING 37.16 SQ. MTRS. (APPROX) ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH & CONSTRUCTION THEREON PRESENT AND FUTURE | PHYSICAL POSSESSION | 11-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 11,00,000/- (Rupees Eleven Lakh Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 10:30 AM TO 11:00 AM |
| (2) MR KALYAN KUMAR SENGUPTA (FATHER & LEGAL HEIR/ LEGAL REPRESENTATIVE OF THE DECEASED BORROWER MR. BHASKAR SENGUPTA) And other known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of the said Borrower MR. BHASKAR SENGUPTA (since deceased) | Rs. 20,35,454/- (Rupees Twenty Lakh Thirty Five Thousand Four Hundred Fifty Four Only) Due as on 31-MAY-2023* | FLAT BEARING NO. S-1905, 19th FLOOR, CONSISTING OF 2 BEDROOMS, 1 KITCHEN, 1 DRAWING ROOM, 1 POOJA STORE, 2 TOILETS AND 2 BALCONY AT TOWER- SAFFRON, IN THE PROJECT KNOWN AS "AJNARA GENX" SITUATED AT GH PLOT NO. 6, IN THE TOWNSHIP "CROSSINGS REPUBLIK", VILLAGE DHUNDAHERA, TEHSIL & DISTRICT GHAZIABAD, UTTAR PRADESH ADMEASURING 97.54 SQ. MTRS. (APPROX) WITH UNDIVIDED PROPORTIONATE SHARE OF LAND AND CONSTRUCTION THEREON PRESENT AND FUTURE | PHYSICAL POSSESSION | 12-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 41,00,000/- (Rupees Forty One Lakh Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 10:30 AM TO 11:00 AM |
| (3) MR PRAMOD KUMAR & MRS NANKI NEGI | Rs. 20,73,764/- (Rupees Twenty Lakh Seventy-Three Thousand Seven Hundred and Sixty Four Only) due as on 30-APR-2023* | LIG RESIDENTIAL FLAT NO - SF - B, SECOND FLOOR, WITH ROOF RIGHTS CONSISTING OF 1 BEDROOM, 1 DRAWING/DINING ROOM, 1 KITCHEN, 1 TOILET & BALCONY SITUATED AT FREEHOLD PLOT NO. 305, NITI KHAND - 1, INDIRAPURAM, GHAZIABAD, UTTAR PRADESH ADMEASURING 37.71 SQ. MTRS. (APPROX) WITH UNDIVIDED PROPORTIONATE SHARE OF LAND AND CONSTRUCTION THEREON PRESENT AND FUTURE | PHYSICAL POSSESSION | 13-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 17,30,000/- (Rupees Seventeen Lakh and Thirty Thousand Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 11:00 AM TO 11:30 AM |
| (4) MR SANJEEV KUMAR & MR YASHPAL GUPTA | Rs. 9,12,726/- (Rupees Nine Lakh Twelve Thousand Seven Hundred Twenty Six Only) Due as on 31-JAN-2022* | FLAT NO. B-1/304, THIRD FLOOR, SECOND TOWER, CONSISTING OF 1 LIVING ROOM, 1 KITCHEN, 1 ROOM, 1 TOILET AND BALCONY SITUATED AT PUSHPANJALI GOPNANDA, KHASRA NO 347, ANDROON MAUJA TEHRA TEHSIL & DISTRICT MATHURA, UTTAR PRADESH ADMEASURING 72 SQ. MTRS. (APPROX) ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNERNEATH & COSNTRUCTION THEREON PRESENT AND FUTURE | PHYSICAL POSSESSION | 16-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 11:00 AM TO 11:30 AM |
| (5) MR ANSHUL CHOUDHARY & MRS POOJA RANI | Rs. 24,80,304/- (Rupees Twenty-Four Lakh Eighty Thousand Three Hundred Four Only) Due as on 31-May-2022* | FLAT BUILT ON PLOT NO.132, FIRST FLOOR CONSISTING OF 2 BEDROOMS, 1 KITCHEN AND 2 TOILETS/BATHROOMS SITUATED AT SANJEEVANI ESTATE, KHASRA NO 834, GRAM - SIKRI KHURD, MAROOF MOHALLA, PARGANA - JALALABAD, MODINAGAR, UTTAR PRADESH ADMEASURING 52.40 SQ. MTRS. (APPROX) AND CONSTRUCTION THEREON PRESENT AND FUTURE WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH | PHYSICAL POSSESSION | 17-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 11:00 AM TO 12:00 NOON |
| (6) MR SUSHIL KUMAR MAURYA & MRS RITA MAURYA | Rs. 60,74,460/- (Rupees Sixty Lakh Seventy Four Thousand Four Hundred and Sixty Only) Due as on 31-OCT-2023* | RESIDENTIAL FLAT ON ENTIRE GROUND FLOOR (WITHOUT ROOF RIGHTS) CONSISTING OF 3 ROOMS, 1 KITCHEN, 1 DRAWING ROOM, 1 POOJA STORE, 2 TOILETS AND 3 BALCONY SITUATED AT PLOT NO. 17, BLOCK 20, "SPRING FIELD COLONY EXT-N1, SECTOR 31-32, IN THE REVENUE ESTATE OF VILLAGE ITMADPUR, TEHSIL & DISTRICT FARIDABAD, HARYANA ADMEASURING 92.903 SQ. MTRS. (APPROX) ALONG WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON PRESENT AND FUTURE | PHYSICAL POSSESSION | 18-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 58,00,000/- (Rupees Fifty-Eight Lakh Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 11:30 AM TO 12:00 NOON |
| (7) MR PUSHKAR TANEJA & MRS SHOBHA TANEJA | Rs. 48,52,407/- (Rupees Forty-Eight Lakh Fifty Two Thousand Four Hundred Seven Only) due as on 31-JAN-2024* | FLAT/ DWELLING UNIT BEARING NO. 301, on 03rd FLOOR, CONSISTING OF 3 ROOMS, 1 HALL, 1 KITCHEN, 3 TOILETS/BATHROOMS AND 3 BALCONY SITUATED AT BLOCK/TOWER NO. A7, "HABITECT PANCHTATVA" BUILT ON PLOT NO. GH8A, TECH ZONE 4, GREATER NOIDA (WEST) TEHSIL & DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH ADMEASURING 141.67 SQ. MTRS. (APPROX) ALONG WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON AT PRESENT AND IN FUTURE | PHYSICAL POSSESSION | 19-DEC-2024 FROM 11:00 AM TO 3:00 PM | Rs. 83,50,000/- (Rupees Eighty Three Lakh Fifty Thousand Only) | 06-JAN-2025 BEFORE 4:00 PM | 10% OF THE BID AMOUNT | Rs.10,000/- (Rupees Ten Thousand Only) | 08-JAN-2025 FROM 12:00 NOON TO 12:30 PM |

"together with further interest, cost, expenses and charges as applicable till payment and/or realisation.
Prospective purchasers / bidders will have to independently ascertain amounts that might be due to the Builder/Society or any other statutory/electricity/water/property tax/other dues etc. prior to submitting the bid and the said dues, if any, has to be cleared/ paid by the successful purchasers/bidders and HDFC Bank will not be liable to make any payment whatsoever.
HDFC / the Authorised Officer of HDFC does not accept any responsibility or liability whatsoever for any loss that may be incurred by the successful bidders / purchasers at a later date whether on account of non-availability of information or otherwise. Successful bidders / purchasers shall not have any recourse against HDFC on any ground whatsoever. Hence, it will be in the interest of the prospective purchasers / bidders to apprise themselves of all material facts which may influence their decision before submitting tenders and/or making offers. For details regarding pending litigation or any other information, please refer to the terms & conditions of this sale notice.

Matex Net Pvt Ltd would be assisting the Authorized Officer in conducting the auction through an e-bidding process. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Matex Net Pvt Ltd, Mr. Vikas Kumar - 9650387768, Mr. Vijay - 7200538774, Email : solutions@matexnet.com, Mr. S Raju - 9150757333, Email : raju.s@matexnet.com or visit their website at <https://assets.matexnauctions.com/> or Mr. Prasun Parasar Authorised Officer, HDFC Bank Ltd. (Mobile No. 9560444634), Mr. Yash Khatri (Mobile No. 9811547358) & Mr. Saksham Wadhwa (Mobile no. 9654317219) during office hours from 9:30 AM to 5:30 PM from Monday to Friday (except holidays).
The Bid Document can be collected / obtained from the Authorized Officer of HDFC Bank Ltd having his office at 2ND FLOOR, THE CAPITAL COURT, MUNIRKA, OLOF PALME MARG, OUTER RING ROAD, NEW DELHI-110067 or directly from M/s Matex Net Pvt Ltd, No: 37/22, Chamiers Towers, 6th floor, Chamiers Road, Teynampet, Chennai – 600018.
The secured asset is being sold on "AS IS WHERE IS" and "AS IS WHAT IS" basis.
Date: 04-DEC-2024
Place: Delhi

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
Sd/-
Authorised Officer

financialexp.eapapr.in

New Delhi

TERMS & CONDITIONS OF SALE

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC.
2. However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
3. It is being brought to the knowledge of the public in general as well as the prospective purchasers / bidders that they will have to independently ascertain amounts that might be due to the Builder/Society or any other statutory/electricity/water/property tax/other dues etc. prior to submitting the bid and the said dues, if any, has to be cleared/ paid by the successful purchasers/bidders and HDFC Bank will not be liable to make any payment whatsoever.
4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ applicable rate of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned herein below and any other related documents.
6. Property / Secured Asset is available for inspection as detailed in the **Column E** of the E- Auction sale notice.
7. Prospective purchasers / bidders will have to independently ascertain amounts that might be due to the Builder/Society or any other statutory/electricity/water/property tax/other dues etc. prior to submitting the bid and the said dues, if any, has to be cleared/ paid by the successful purchasers/bidders and HDFC Bank will not be liable to make any payment whatsoever.
8. **To the best of knowledge and information of the Authorized Officer of HDFC Ltd, there are no encumbrances in respect of the above immovable properties / Secured Assets except in respect of Property at Serial No. 6, the borrowers have filed the following case against HDFC. Details of the suits / proceedings are as under:**

| Property Serial No. | Title of Suit | Details of Hon'ble Court |
|---------------------|---|--------------------------|
| 6 | CIS No: C S-701-2024 titled Sushil Kumar Maurya Vs HDFC BANK LIMITED etc. | Civil Court, Faridabad |

9. The sale shall be subject to the final outcome of and/or orders, directions etc. as may be passed by the Hon'ble DRT/Court from time to time in the above suits / proceeding. The successful bidder / purchasers shall be required to discharge all the encumbrance to which the above immovable property / secured asset are subject to including the above encumbrances and comply with the orders / directions of the Hon'ble Court/DRT.

10. HDFC has not admitted the claim of the Plaintiff in the above suit and the proposed sale in exercise of powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as envisaged hereunder shall be without prejudice to the rights of and remedies available to HDFC.
11. As on date there is no order restraining and/or injuncting HDFC / the Authorised Officer of HDFC from selling, alienating and/or disposing off the above immovable properties / secured assets.
12. HDFC does not warrant the accuracy or completeness of the information contained in the documents that are relied upon in the above proceedings (that is pending adjudication) or as to the existence of any other fact alleged or representations made by the Plaintiff whether in the pleadings or otherwise.
13. The prospective purchasers / bidders and interested parties may independently take inspection of the pleadings filed in the above proceedings / orders passed etc. including but not limited to the documents of title pertaining thereto available with HDFC and satisfy themselves in all respect prior to submitting tenders or making offers.
14. HDFC / the Authorised Officer of HDFC does not accept any responsibility or liability whatsoever for loss that may be incurred by the successful bidders / purchasers at a later date whether on account of non availability of information or otherwise.
15. Successful bidders / purchasers shall not have any recourse against HDFC on any ground whatsoever including but not limited to the above. Hence, it will be in the interest of the prospective purchasers / bidders to apprise themselves of all material facts which may influence their decision before submitting tenders and/or making offers.
16. Matex Net Pvt Ltd would be assisting the Authorized Officer in conducting the auction through an e-bidding process
17. E-Auction Bid Document can be collected / obtained from E-Auction agency Matex Net Pvt Ltd on their website at <https://assets.matexauctions.com/> or can be obtained directly on any working day during office hours from the Authorized Officer of HDFC Bank Ltd having his office at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110056.
18. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Matex Net Pvt Ltd, Mr. Vikas Kumar - 9650387768, Mr. Vijay - 7200538774, Email : solutions@matexnet.com, Mr. S Raju - 9150757333, Email : raju.s@matexnet.com or visit their website at <https://assets.matexauctions.com/> or Mr. Prasun Parasar Authorised Officer, HDFC Bank Ltd. (Mobile No. 9560444634), Mr. Yash Khatri (Mobile No. 9811547358) & Mr. Saksham Wadhwa (Mobile no. 9654317219) during office hours from 9:30 AM to 5:30 PM from Monday to Friday (except holidays).
19. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of "HDFC Bank Limited" payable at par in sealed envelope and shall be submitted at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-56.
20. Minimum bid increment amount is as indicated in **Column (I)** of the E Auction Sale Notice for respective properties / Secured Assets as detailed in the Auction Sale Notice.
21. The offer amount (to be mentioned in e-auction Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount indicated above.



22. E-Auction Bid Document duly filled in alongwith the details of payment of EMD shall be submitted at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-56.
23. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is as indicated in Column (G) of the E Auction Sale Notice
24. Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated in Column (G) of the E Auction Sale Notice hereinabove shall be treated as invalid.
25. Conditional offers shall be treated as invalid.
26. Upon receipt of Bid with the necessary documents as mentioned therein and in the sale notice within the stipulated date and time mentioned above, a password/ user ID will be provided by - Matex Net Pvt Ltd to eligible bidders / prospective purchasers to participate in the online auction at <https://assets.matexauctions.com/>.
27. Necessary trainings will be provided by Matex Net Pvt Ltd for the purpose.
28. The auction by way of e-bidding will be conducted on the date and time indicated in Column (J).
29. The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
30. On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
31. The e-bidding would commence and end at the time indicated in Column (J) above. However, if a bid is received 5 minutes prior to the closing time indicated therein, it would get extended by five minutes every time a bid is offered. The auction would end if there is no bid for a period exceeding five minutes.
32. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders.
33. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
34. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
35. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest Money Deposit will not carry any interest.
36. Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
37. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the



balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.

Note:

Bidding in the last minute and second should be avoided in bidders' own interest. Neither HDFC nor the service provider shall be responsible for any lapses / failure (Internet failure, Power failure etc.) on the part of the vendor. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply or whatever required so that they are able to participate in the auction successfully.

CAUTION NOTE:

Bidders at large are hereby informed that HDFC bank Ltd and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice.

The name and contact details of the agency / broker, if any, authorized by HDFC to deal with sale of Immovable property can be obtained only from the office of HDFC at the address mentioned above.

Date: 04-DEC-2024

Place: DELHI NCR

For **HDFC Bank Ltd.**



Authorised Officer