HDFC BANK
We understand your world

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd.: Dept For Special Operations, Ground Floor, Gulab Bhawan ,6,Bhadur Shah Zafar Marg ITO, New Delhi 110002

E-AUCTION SALE NOTICE PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE & MOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 of the Security Interest (Enforcement) Rule, 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 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 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 of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: **https://www.bankeauctions.com**

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Demand Notice Date / Amount as per Demand Notice	Reserve Price EMD Bid Increase Amount	Last Date for Receipt of Bids:
HDFC Bank Ltd, Delhi M/s Anand Sales Corporation	**1. M/s Anand Sales Corporation, A Proprietorship Firm of Mr. Tilak R. Anand** **2.Mr. Tilak R. Anand** **3. Mrs. Geeta Anand**	Property bearing No. 162/15, admeasuring 81.1 square meters, 162A/15, admeasuring 81.1 square meters, & 162/15, admeasuring 81.1 square meters, (Total area 243.3 square meters) Nai Basti, Gurugram Mortgaged by M/s Anand Sales Corporation, Proprietor Mr. Tilak R. Anand	Date of Demand Notice: 28-06-2022, Rs. 27,51,6991.27/- with further interest along with the costs and expenses till the date of full and final payment under the Loan account	Rs. 2,47,00,000 Rs. 24,07,000 Rs. 50,000/-	**19-11-2026 upto 04:00PM** **Date of Possession 09.11.2022**
				Date / Time of e-Auction : 23-11-2026, Time 11 AM to 12 Noon	
OFFICE OF THE AUTHORISED OFFICER- 9310995535 (NARENDER NANDA)				Inspection Date and Time 17-11-2026, Time 2-3 PM.	

TERMS & CONDITIONS:

1. The e-Auction is conducted on an **"As is Where is", "As is What is", "Whatever There is" and "Without Recourse" basis.**
2. Interested bidders must submit EMD details and required documents through https://www.bankeauctions.com using their registered Login ID and Password (registration is free). EMD must be remitted through NEFT/RTGS to Account No. 57500000904261, DFSO Transitory Account, HDFC Bank Ltd., IFSC HDFC0000240, or by Demand Draft in favour of HDFC Bank Ltd. A/c No. 57500000904261, on or before 4:00 PM on the dates specified above HDFC Bank, DFSO, 6 Gulab Bhawan, Ground floor, Bahadur Shah Zafar Marg, New Delhi-110002. Cheques will not be accepted. No addition, deletion, or substitution of names shall be permitted after bid submission, at any stage. **Bidders must also upload self-attested KYC documents (PAN, ID and address proof) and produce originals for verification, if required. No interest shall be payable on EMD refunds or delays in refund.**
3. As per the Bank's records and to the best of the Authorized Officer's knowledge, the property is free from encumbrances except those disclosed. However, any outstanding statutory dues, taxes, maintenance charges, electricity dues, society dues, municipal dues, or other liabilities shall be borne solely by the purchaser. Bidders must independently verify the property's title, encumbrances, land use, and other relevant aspects before bidding. Submission of a bid shall be deemed acceptance and satisfaction regarding all aspects of the property.
4. Prospective bidders/purchasers shall independently ascertain and take note of all litigations relating to the property, including any proceedings before the DRT or other courts/authorities. If the auction/sale is cancelled due to any order of a court, tribunal, statutory authority, or government agency, and the sale proceeds/EMD are refunded, no interest or compensation shall be payable. Any loss caused to the Bank or Authorized Officer due to legal proceedings initiated by the bidder/purchaser in relation to the auction/sale shall be indemnified by such bidder/purchaser. The sale shall remain subject to the outcome of any pending or future litigation relating to the property, and the successful bidder shall have no claim or recourse against the Bank in this regard.
5. Properties can be inspected strictly on the above-mentioned date and time.
6. Bidders who have deposited the EMD and require assistance with registration, login creation, document upload, or e-bidding may contact **M/s C1 India Pvt. Ltd., Plot No. 301, Gulf Petro Chem Building, Udyog Vihar, Phase-II, Gurgaon. Helpline: 0124-4302020/21/22/23/24; Mr. Mithalesh Kumar: 7080804466; Email: support@bankeauctions.com. For property-related queries, bidders may contact the Authorized Officer during working days between 10:00 AM and 5:00 PM.**
7. 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 or cancel the auction, reschedule it/postpone it, with respect to any specific property, no. of Property/ies or all, without assigning any reasons whatsoever, at any point of tyime. His decision shall be final & binding.
8. The auction shall be governed by the detailed Terms and Conditions available on www.hdfcbank.in and www.bankeauctions.com. Submission of a bid shall be deemed to constitute the bidder's acceptance of and agreement to be bound by such Terms and Conditions.

Note- The Authorised Officer reserves the right to correct any discrepancy or error in the description of the property under sale whenever such discrepancy comes to the notice.

Date: 03.11.2026, Place: Gurugram **Authorised Officer, HDFC Bank Ltd.**

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प्रधान कार्यालय: एचडीएफसी बैंक हाउस, सेनापति बापट मार्ग, लोअर परेल (पश्चिम), मुंबई - 400 013
क्षेत्रीय कार्यालय: एचडीएफसी बैंक लिमिटेड, स्पेशल ऑपरेशन्स विभाग, भूतल,
गुलाब भवन, 6, बहादुर शाह ज़फर मार्ग, आईटीओ, नई दिल्ली -110002

ई-नीलामी बिक्री सूचना, अचल एवं चल संपत्ति की बिक्री के लिए ई-नीलामी की सार्वजनिक सूचना

वित्तीय परिसंपत्तियों के प्रतिभूतिकरण और पुनर्निर्माण और सुरक्षा हित (प्रवर्तन) नियम, 2002 के नियम 9 के परंतुक के साथ पठित सुरक्षा हित प्रवर्तन अधिनियम, 2002 के तहत बैंक के पास गिरवी रखी गई अचल संपत्तियों की बिक्री के लिए ई-नीलामी बिक्री सूचना।

एतद्द्वारा सूचित किया जाता है कि सामान्य तौर पर जनता को और विशेष रूप से उधारकर्ताओं /बन्धककर्ताओं /गारंटरों को यह सूचना दी जाती है कि एचडीएफसी बैंक लिमिटेड के अधिकृत अधिकारी ने "वित्तीय परिसंपत्तियों का प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित का प्रवर्तन अधिनियम 2002" की धारा 13(2) के तहत जारी नोटिस के जरिए की गई मांग के बाद नीचे बताई गई संपत्ति/यों का सांकेतिक कब्जा ले लिया है। यह कब्जा बैंक का बकाया और ब्याज वसूलने के लिए इन्हें "जैसा है, जहां है, जो है" "जैसा है, और बिना किसी रिकोर्स के" आधार पर बेचने का अधिकार है। चूंकि बकाया राशि का भुगतान नहीं किया गया है, इसलिए अन्डेरसाइनरी ने, उक्त एक्ट की धारा 13(4) और नियमों के नियम 8 के तहत मिली शक्तियों का इस्तेमाल करते हुए, उक्त संपत्ति /यों को बेचकर बैंक का बकाया वसूलने का प्रस्ताव करता है। नीचे बताई गई संपत्ति/यों की बिक्री वेब पोर्टल https://www.bankeauctions.com के जरिए ई-ऑक्शन के माध्यम से की जाएगी।

अचल संपत्तियों का विवरण /खाते का विवरण/राशि/ईएमडी /आदि का विवरण

शाखा का नाम और खाता	बंधककर्ताओं का नाम व संपत्ति के मालिक(ों)	संपत्तियों का विवरण	मांग सूचना तिथि /सांकेतिक सूचना तिथि के अनुसार राशि	आरक्षित मूल्य ईएमडी बोली वृद्धि राशि	बोली प्राप्त करने की अंतिम तिथि
एचडीएफसी बैंक लिमिटेड, दिल्ली मेसर्स आनंद सेल्स कॉर्पोरेशन,	1. मेसर्स आनंद सेल्स कॉर्पोरेशन, श्री तिलक आर. आनंद की प्रोप्राइटरशिप फर्म 2. श्री तिलक आर. आनंद 3. श्रीमती गीता आनंद	संपत्ति संख्या 162/15 (क्षेत्रफल 81.1 वर्ग मीटर), 162ए /15 (क्षेत्रफल 81.1 वर्ग मीटर), और 162/15 (क्षेत्रफल 81.1 वर्ग मीटर) - कुल क्षेत्रफल 243.3 वर्ग मीटर, नांगल बस्ती, गुरुग्राम इसे मेसर्स आनंद सेल्स कॉर्पोरेशन (प्रोप्राइटर: श्री तिलक आर. आनंद) द्वारा गिरवी रखा गया है।	मांग सूचना तिथि: 28-06-2022, रु. 27,51,6991.27, साथ ही ऋण खाते के तहत पूर्ण और अंतिम भुगतान की तारीख तक का ब्याज, लागत और अन्य खर्च।	रु. 2,47,00,000 रु. 24,07,000, रु. 50,000	19.11.2026 शाम 4.00 बजे तक कब्जा की तिथि 09-11-2022
				ई-नीलामी की तारीख/समय 23-11-2026, सुबह 11 बजे से दोपहर 12 बजे तक	
5.68	अधिकृत अधिकारी का कार्यालय - 9310995535 (नरेंद्र नेटा)			निरीक्षण की तारीख और समय: 17-11-2026, दोपहर 2 से 3 बजे तक	

नियम और शर्तें :

1. ई-नीलामी "जैसा है, जहां है, जो है, जो कुछ भी है, उसके आधार पर और "बिना किसी संसाधन के आधार पर" आयोजित की जा रही है।
2. इच्छुक बोलीदाताओं को https://www.bankeauctions.com पर अपनी रजिस्टर्ड लॉगिन आईडी और पासवर्ड का इस्तेमाल करके ईएमडी की जानकारी और जरूरी दस्तावेज जमा करने होंगे (रजिस्ट्रेशन मुफ्त है)। ईएमडी या भुगतान एनईएफटी/ आरटीजीएस के जरिए अकाउंट नंबर 57500000904261, डीएएमएसओ ट्रेडिंटरी अकाउंट, एचडीएफसी बैंक लिमिटेड, IFSC HDFC0000240 में, या एचडीएफसी बैंक लिमिटेड खाता नंबर 57500000904261 के पक्ष में डिमांड ड्राफ्ट के जरिए किया जाना चाहिए। यह भुगतान ऊपर बताई गई तारीखों पर शाम 4:00 बजे तक या उससे पहले एचडीएफसी बैंक, डीएएमएसओ, 6 गुलाब भवन, ग्राउंड फ्लोर, बहादुर शाह ज़फर मार्ग, नई दिल्ली-110002 में जमा करना होगा। चेक स्वीकार नहीं किए जाएंगे। बोली जमा करने के बाद किसी भी चरण में जमा को ओढ़ने, हटाने या बदलने की अनुमति नहीं होगी। बोलीदाताओं को वेट से अटेस्ट किए गए केवाईसी दस्तावेज (पैन,आईडी और पते का प्रमाण) भी अपलोड करने होंगे और जरूरत पड़ने पर वेरिफिकेशन के लिए ओरिजिनल दस्तावेज दिखाने होंगे। ईएमडी रिफंड या रिफंड में देरी पर कोई ब्याज नहीं दिया जाएगा।
3. बैंक के रिकॉर्ड और अधिकृत अधिकारी की जानकारी के अनुसार, प्रॉपर्टी बताई गई बातों के अलावा किसी भी तरह के कानूनी बोझ से मुक्त है। हालांकि, कोई भी बकाया कानूनी शुल्क, टैक्स, मेंटेनेंस चार्ज, बिजली का बिल, सोसाइटी का बकाया, म्यूनिसिपल बकाया या अन्य देनदारियां पूरी तरह से खरीदार को ही चुकानी होंगी। बोली लगाने से पहले बोलीदाताओं को प्रॉपर्टी के मालिकाना हक, कानूनी बोझ, बकाया के इस्तेमाल और अन्य जरूरी जानकारी स्वतंत्र रूप से जांच करनी चाहिए। बोली जमा करने का मतलब संपत्ति के सभी पहलुओं को स्वीकार करना और उनसे संतुष्ट होना माना जाएगा।
4. संभावित बोलीदाताओं/खरीदारों को संपत्ति से जुड़े सभी मुकदमों, जिसमें डीआरटी या अन्य अदालतों/अधिकारियों के सामने चल रही कोई भी कार्यवाही शामिल है,के बारे में स्वतंत्र रूप से पता लगाना चाहिए और ध्यान में रखना चाहिए। अगर नीलामी/बिक्री किसी अदालत, ट्रिब्यूनल, कानूनी प्राधिकरण या सरकारी एजेंसी के आदेश के कारण रद्द कर दी जाती है, और बिक्री से मिली रकम/ईएमडी वापस कर दी जाती है, तो कोई ब्याज या मुआवजा नहीं दिया जाएगा। नीलामी/बिक्री के संबंध में बोलीदाता/खरीदार द्वारा शुरू की गई कानूनी कार्यवाही के दौरान बैंक या अधिकृत अधिकारी को होने वाले किसी भी नुकसान की भरपाई उसी बोलीदाता/खरीदार को करनी होगी। यह बिक्री संपत्ति से जुड़े किसी भी संचित या भविष्य के कानूनी मामले के नतीजे पर निर्भर करेगी, और सफल बोली लगाने वाले का इस संबंध में बैंक के खिलाफ कोई दावा या अधिकार नहीं होगा।
5. संपत्ति का निरीक्षण केवल ऊपर बताई गई तारीख और समय पर ही किया जा सकता है।
6. जिन बोली लगाने वालों ने ईएमडी जमा कर दी है और जिन्हें रजिस्ट्रेशन, लॉगिन बनाने, डॉक्यूमेंट अपलोड करने या ई-बिडिंग में मदद चाहिए, वे मेसर्स सी1 इंडिया प्राइवेट लिमिटेड, प्लॉट नंबर 301, गल्फ पेट्रो केम बिल्डिंग, उद्योग विहार, फेज-II, गुड़गांव से हेल्पलाइन: 0124-4302020/21/22/23/24; श्री विमलेश कुमार: 7080804466; ईमेल: support@bankeauctions.com संपर्क कर सकते हैं। संपत्ति से जुड़े सवालों के लिए, बोली लगाने वाले कामकाजी दिनों में सुबह 10:00 बजे से शाम 5:00 बजे के बीच अधिकृत अधिकारी से संपर्क कर सकते हैं।
7. सबसे ऊंची बोली एचडीएफसी बैंक लिमिटेड की मंजूरी पर निर्भर करेगी। अधिकृत अधिकारी के पास किसी भी समय, बिना कोई कारण बताए, किसी खास संपत्ति, संपत्ति/संपत्तियों या सभी के लिए प्राप्त सभी या किसी भी प्रस्ताव /बोली को स्वीकार/अस्वीकार करने या नीलामी को रद्द करने, उसका समय बदलने/उसे टालने का अधिकार सुरक्षित है। उनका निर्णय अंतिम और बाध्यकारी होगा।
8. नीलामी www.hdfcbank.in और www.bankeauctions. पर उपलब्ध विस्तृत नियमों और शर्तों के अनुसार होगी। बोली जमा करने का मतलब यह माना जाएगा कि बोली लगाने वाले ने उन नियमों और शर्तों को स्वीकार कर लिया है और वह उनसे बंध हुआ है।

टिप्पणी - अधिकृत अधिकारी के पास यह अधिकार है कि बिक्री के लिए रखी गई संपत्ति के विवरण में कोई भी विसंगति या त्रुटि सामने आने पर, वे उसे ठीक कर सकते हैं।

दिनांक: 03.11.2026 स्थान: गुरुग्राम

अधिकृत अधिकारी एचडीएफसी बैंक लिमिटेड

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 News Papers English & Hindi.

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 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 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 each property description.
5. The interested bidders must submit EMD details and required documents through https://www.bankeauctions.com using their registered Login ID and Password (registration is free). EMD must be remitted through NEFT/RTGS to Account No. 57500000904261, DFSO Transitory Account, HDFC Bank Ltd., IFSC HDFC0000240, or by Demand Draft in favour of HDFC Bank Ltd. A/c No. 57500000904261, on or before 4:00 PM on the dates specified above. Cheques will not be accepted. No addition, deletion, or substitution of names shall be permitted after bid submission, at any stage. **Bidders must also upload self-attested KYC documents (PAN, ID and address proof) and produce originals for verification, if required. No interest shall be payable on EMD refunds or delays in refund**
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 ;i) Adhar card 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/BR/POA etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLING UP & SIGNING & SEAL IS ALSO REQUIRED
7. Interested bidders who have deposited the EMD and require assistance with registration, login creation, document upload, or e-bidding may contact M/s C1 India Pvt. Ltd., Plot No. 301, Gulf Petro Chem Building, Udyog Vihar, Phase-II, Gurgaon. Helpline: 0124-4302020/21/22/23/24; Mr. Mithalesh Kumar: 7080804466; Email: support@bankeauctions.com. For property-related queries, bidders may contact the Authorized Officer during working days between 10:00 AM and 5:00 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 offeror/successful bidder shall be liable to be forfeited and property may either be offered to the second highest bidder of the said auction or be put to re-auction at the sole discretion of the Authorized Officer and the defaulting successful bidder shall have no claim/ right in respect of property/ amount.

13. The interested bidder/auction purchaser should take cognizance of all the litigation with respect to the property in auction including Securitization Application, if any filed before Debt Recovery Tribunal or any other court. He should inquire all the case with respect to the property in auction, independently and take cognizance of it prior to submission of bid In case any litigation is existing or filed after publication of the auction notice, the auction shall be always subject to the final order of the said litigation.

14. The prospective purchaser(s) shall independently examine and verify the title of the property and ascertain any pending or potential litigation before submitting their bid. Any existing or subsequently filed Securitization Application or litigation, prior to conclusion of the sale, shall be binding upon the purchaser, and the sale shall remain subject to such proceedings.

15. The intended bidder/auction purchaser shall carry out independent due diligence with all concerned authorities—such as Revenue authorities, Municipal bodies, Development Authorities, Industrial Authorities, etc.—with respect to title and compliance requirements prior to submitting the bid. After the auction, no objection or representation on these grounds shall be entertained.

16. The interested bidder/auction purchaser shall take full cognizance of all litigation pertaining to the auctioned property, including any Securitization Application filed before the Debt Recovery Tribunal or any other court. The bidder must independently inquire into all such cases prior to submission of the bid. If any litigation exists or is filed after publication of the auction notice, the auction and resultant sale shall always remain subject to the final orders passed in such proceedings.

17. If due to any order/direction passed by Court/Tribunal, statutory authority, government agencies, auction or sale need to be canceled and Authorized Officer have to refund/return the sale proceeds or EMD, in such case no interest or compensation shall be given. If any loss is caused, due to any legal case/action by the auction purchaser or successful bidder against the Authorized Officer or the Bank with respect to this auction/sale in such case they will indemnify the Authorized Officer or the Bank to the extent of loss incurred to it.

18. 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.

19. 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.

20. The concerned Authorized Officer may cancel the auction process/bidding/bid at any time without assigning any reason thereof. 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. i.e. https://www.bankeauctions.com and

www.hdfcbank.com before submitting their bids and taking part in the e-Auction.

21. 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. /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

22. 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.

23. 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).At no stage any request for change of name of the auction purchaser or buyer shall be entertained.

24. 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/consideration for transfer of property or Stamp duty paid, whichever is higher, 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 remaining amount has to be remitted to the Bank OR as amended from time to time. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

25. 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, Other Tax liabilities, Electricity dues, Water dues, Maintenance charges, Utility charges, Transfer fees with respect to the leasehold land etc; taxes, rates, assessment charges, fees etc. owing to anybody.

26. 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.

27. 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 or cancel, postpone or extend the date of auction

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

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

30. 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

Date: 07.11.2026

Place: Delhi

Authorised Of
HDFC BANK L