HDFC BANK
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HEAD OFFICE : HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL WEST, MUMBAI 400 013
Regional Office: HDFC Bank Ltd., Department For Special Operations, 3rd Floor, C- Wing, Sheetal West Park Imperia, Nr. Alpha One Mall, Vastrapur, Ahmedabad-380054

TENDER DOCUMENT FOR E AUCTION

Whereas the Bank acting through its Authorised Officer, in exercise of its powers under Section 13 & 14 read with Rule 8 of said Rules of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) (SARFAESI Act, 2002) has decided to sell through **e-Auction** the properties mentioned in **ANNEXURE - I** for realization of the secured debts due to **HDFC Bank Ltd.** with up to date Interest & expenses and other dues, under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	**M/s HDFC Bank Ltd.** **Regional** Office: HDFC Bank Ltd., Department For Special Operations, 3rd Floor, C- Wing, Sheetal West Park Imperia, Nr. Alpha One Mall, Vastrapur, Ahmedabad-380054
Auction to be Conducted by	**M/S C1 India Pvt. Ltd.**, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana-122003 Help Line No: 7291981124/1125/1126, Mobile: 8866682937 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	**Date of Auction:- As per Sale Notice (Publication copy)** **Timings:- As per Sale Notice (Publication Copy)** **Auction Website :-** https://www.bankeauctions.com **(With Unlimited extensions of 5 min. Each)**
Description of Assets put up for auction	Tenament No. 7/B, adm 175 Sq. Yrds in the scheme Deepika Coop Hou Soc Ltd. constructed on TP 14, FP No. 269/B Paiki of Mouje Dariyapur, Kajipur Sub Dist Ahmedabad-6, (Naroda) owned by Sarjudevi Chaganlal Bhansali. North- Adj Property East- Unit No. 7/A South- Society's Road West- Unit No. 8/A Plot No. 25, adm 220.73 Sq. Mtrs in the scheme Shreeji industrial Estate, Shreeji (Rakhiyal) Commercial Co. Op hou Constrcuted on Survey No. 9, 12, 14, 514, 15 paiki T P Scheme No. 11, F P No. 43/A 1, Mouje: Rakhiyal, Sub District Ahmedabad, Sub District Ahm-7 (Odhav) and district Ahmedabad Owned by M/s. Mahavir Tags and Accessories Pvt. Ltd. North : Adj. Unit No. 34 South : Internal Road East : Open Space and Unit No. 24 West : Open Space and Unit No. 26. **And** Plot No. 34, Adm 221.98 Sq. Mtrs in the scheme Shreeji Industrial Estate, Shreeji (Rakhiyal) Commercial Co Ophousing soc Ltd. constructed on Survey No. 9, 12, 14, 514, 15 paiki & 16 paiki TP Scheme No. 11, F P No. 43/A 1, Mouje:

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	Rakhiyal, Sub District of Ahmedabad, Sub District Ahm-7 (Odhav) and district ahmedabad Owned by M/s. Mahavir Tags and Accessories Pvt. Ltd. North : Margin and Road South : Adj. Unit No. 25 East : Open Space and Unit No. 35 West : Open Space and Unit No. 33.
Annexure	1) Terms & conditions of e-Auction 2) Auction Notice published in newspapers (Annexure –I) 3) Details of Bidder (Annexure – II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid. 4) Declaration by Bidder(Annexure – III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of Submission of the bid. 5) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, HDFC Bank mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com 6) Price Confirmation Letter by H1 Bidder (Annexure – V) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, HDFC Bank mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.**

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider **M/S C1 INDIA PVT. LTD.** on behalf of **HDFC Bank Ltd.**, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Bank nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever*

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required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.

2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.

3. **Material for Bid**: Sale of Properties by HDFC Bank under SARFAESI Act, 2002.

4. **Type of Auction:** e-Auction.

5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.

6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.

7. **Bid Price:** The Bidder has to quote the total price.

8. **For other terms and conditions, please see the e-auction notice published by HDFC Bank Procedure of e-Auctioning**

   i. e-Form Submission

   All interested bidder need to fill online form available on e-Auction domain with necessary details.

   ii. **Online e-Auction**:

   - HDFC Bank will declare its **Opening Price** (**OP**), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.

   - The **"Bid Increase Amount"** has been fixed in respect of each property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**

   - Online Auction shall be for a **period 1 hour**. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be for unlimited **times** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

   During e-Auction, if no bid is received within the specified time, HDFC Bank at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

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10. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid Placed by bidder
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.
12. The decision of the Bank regarding declaration of successful bidder shall be final and binding on all the Bidders.
13. The Bank shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. The Bank / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
16. **Duration of Auction**: The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. There will three extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
17. **Successful bidder**: At the end of the E-Auction, Bank will evaluate all the bids submitted and will decide upon the successful bidder. Bank's decision will be final & binding on all the bidders.

Terms & Conditions for Sale of Property (ies)

a. The E-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"

b. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The 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 Authroised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

c. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.

d. The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.

e. The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

f. The EMD shall be payable through Account Details as mentioned in publication.***Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount,** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from our service provider, **M/S C1 India Pvt. Ltd.** by contacting

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on **Helpline No. 7291981124/1125/1126, +91- 8866682937and e-mail ID:** support@bankeauctions.com. **Please note that the cheques/drafts shall not be accepted for EMD amount.**

g. After Registration of bidders in the web-site as mentioned in para (vi) above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as **ANNEXURE-**

1. Copy of the NEFT/RTGS challan;
2. Copy of PAN card;
3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
4. Copy of proof of address, without which the bid is liable to be rejected.

h. The e-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the e-Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

i. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the **EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**

j. The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload in website separate documents as per para (vii) above for each property along with the bid amount.

k. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. **The property shall not be sold below the reserve price.**

l. The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

m. If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

n. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "**Bid Increase Amount**" in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I.**

o. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

p. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. **The sale is subject to confirmation by the secured creditor.**

q. The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately after the acceptance of offer by the Authorised officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of conclusion of the sale by the Authorised officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.

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r. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

s. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only. The tenderers are advised, in their own interest, to verify the area of the premises put up for sale.

t. To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any property except one Securitization Application no. 111 of 2024 filed by the borrower before DRT-1, Ahmedabad however there is no stay/injunction obtained by the borrower/mortgagor for sale of the same., 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.

u. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. **The exclusive jurisdiction for any disputes shall be Mumbai.**

v. If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

w. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.

x. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.

y. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002 and rules framed there under.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of **Bank** or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .C1 INDIA PVT. LTD. / Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer

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N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure – IV:** Just after receiving Training on e-Auction, Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – V:** Just after the completion of e-Bidding Process, the H1 Bidder will have to –
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com