

Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS".

| S. No. | Names of the Borrowers / Guarantor                                                                       | Loan Account No. | Outstanding Dues (Secured Debt)           | Date of Inspection                          | Date of e-Auction & Timing                                               |
|--------|----------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------|
| 1      | 1) M/s. Pundits Business Pvt. Ltd., 2) Brijeshbhai Bharatbhai Dhaduk & 3) Yogeshbhai Valajibhai Kotadiya | 17012790000048   | Rs. 1,61,47,358.54/-<br>*as on 02.07.2014 | 01.02.2025 BETWEEN<br>12.00 NOON to 3.00 PM | 12.02.2025<br>At 11 AM to 12 NOON with<br>unlimited extension of 5 Mins. |

| S. No. | Details of Immovable Property                                                                                                                                                                                                                               | Reserve Price                            | S. No. | Details of Immovable Property                                                                                                                                                                                                                                   | Reserve Price                            |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1      | Shop No B/1 under the ground floor admeasuring 1000 sq feet i.e. 92.93 sq meters super built up area & 62.43 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 16,00,000/-<br>EMD<br>Rs. 1,60,000/- | 8      | Shop No B/13 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.     | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    |
| 2      | Shop No B/7 under the ground floor admeasuring 1000 sq feet i.e. 92.93 sq meters super built up area & 62.43 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 18,00,000/-<br>EMD<br>Rs. 1,80,000/- | 9      | Shop No G/16 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.        | Rs. 16,00,000/-<br>EMD<br>Rs. 1,60,000/- |
| 3      | Shop No B/8 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.  | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    | 10     | Shop No G/17 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.        | Rs. 16,00,000/-<br>EMD<br>Rs. 1,60,000/- |
| 4      | Shop No B/9 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.  | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    | 11     | Shop No G/18 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat.        | Rs. 16,00,000/-<br>EMD<br>Rs. 1,60,000/- |
| 5      | Shop No B/10 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    | 12     | Shop No G/19 on the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Mouje Katargam, Surat.  | Rs. 16,00,000/-<br>EMD<br>Rs. 1,60,000/- |
| 6      | Shop No B/11 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    | 13     | Shop No G/22 on the higher ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 12,00,000/-<br>EMD<br>Rs. 1,20,000/- |
| 7      | Shop No B/12 under the ground floor admeasuring 250 sq feet i.e. 23.23 sq meters super built up area & 17.56 sq meters carpet area along with undivided share in the land of Ganpati Plaza Co. Op. Housing Society Ltd., Katargam Darwaja, Katargam, Surat. | Rs. 5,00,000/-<br>EMD<br>Rs. 50,000/-    |        |                                                                                                                                                                                                                                                                 |                                          |

\* With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation.

NB : to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd., there are no encumbrances.

The particulars in respect of the secured assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/themselves with regard to the above and the other relevant details pertaining to the abovementioned property/properties, before submitting the tenders.

## TERMS & CONDITIONS OF SALE :-

- Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the **Authorized Officer of HDFC Bank Ltd. at 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007** on any working day or can be downloaded from <https://hdfcbank.auctiontiger.net>. Properties are available for inspection on the date(s) and time mentioned above in column.
- Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office **HDFC Bank Ltd. at 11th Floor, Tower B, Wing C, Swastik Universal, Near Valentine Cinema, Piplod, Surat - 395007** on or before **10.02.2025 till 5 PM**. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "HDFC BANK LTD" payable at par at Surat. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned herein above in column.
- 2(1) The bid incremental values for said property will be Rs. 20,000/-.**
- Documents :** along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offeree himself/himself also needs to be provided.
- The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.
- The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are : (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc, Can Be Downloaded From Website <https://hdfcbank.auctiontiger.net>. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at <https://hdfcbank.auctiontiger.net>. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.
- Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.
- The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or inspection of the Immovable Properties/ Secured Assets and for queries, Please Contact Concerned Officials of **HDFC BANK LTD., Mr. Nilesh Parmar on 9377662678** or Email: [Nilesh.Parmar@hdfcbank.com](mailto:Nilesh.Parmar@hdfcbank.com) and Officials of M/s e-Procurement Technologies Limited (Auction Tiger), Ahmedabad. Bidder Support Numbers: 9265562821 / 9265562818 / 9265562819, 079 68136880 / 881 / 837 / 842, Email: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net)

HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons.

**THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15 DAYS NOTICE TO THE BORROWER / MORTGAGOR UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002**

Date : 20.01.2025, Place : Surat

Sd/- Authorized Officer, HDFC Bank Ltd.