

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 8(6) 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 mentioned, 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://https://www.bankeauctions.com](https://www.bankeauctions.com)**

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

Sr. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of common collateral properties	Amount as per Demand Notice Demand Notice Date	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer / Phone No. / Email Id
1.	HDFC Bank Ltd, Indore (M.P.) M/S Oxygen Lifeline Retail Pvt Ltd (now in Liquidation under IBC process)	(1) Mr. Roopendra Singh Chouhan S/o Devendra Singh (Director & Guarantor M/o Oxygen Lifeline Retail Pvt Ltd - now liquidation), (2) Mr. Sachin Singh S/o Mahipal Singh (Guarantor of M/S Oxygen Lifeline Retail Pvt Ltd -now inliquidation), (3) Mrs. Urvashi Bhadauriya D/o Arun Bhadoriya (Guarantor of M/s Oxygen Lifeline Retail Pvt Ltd -now in liquidation), (4) Mr. Kunwar Pushpendra Singh S/o Devendra Singh (Director & Mortgagor of M/S Oxygen Lifeline Retail Pvt Ltd -now in liquidation)	Residential cum commercial Property situated at Plot No.168 at Scheme No.78, Part-II, Indore, Madhya Pradesh Owned by: Mr. Kunwar Pushpendra Singh Area-180 Sq.Mtr.	Rs. 6,56,03,958.68/- Dues as on 30.06.2022 inclusive of interest with further interest @18% p.a. with monthly from 01st July 2022 till the date of full and final payment under the Credit facilities availed. 16th July 2022	17/06/2025 and Time- 10:00 AM onwards	Rs. 4,00,00,000/- EMD Rs. 40,00,000/- Bid Increase Amount Rs. 1,00,000/-	25/06/2025 11.00 AM to 01.00 PM	20/06/2025 Up to 4.00 PM	Ashish Rawat Ashish.rawat9@hdfcbank.com 9981126266 Sunil Bhanushali sunil.bhanushali@hdfcbank.com 9323176985

TERMS & CONDITIONS:

- The e-Auction is being held on **“AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS”**
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: **57500000904261**, Name of the Account : **DFSO TRANSITORY ACCOUNT : DOC SERV**, Name of the Beneficiary : **HDFC BANK LTD., IFSC Code : HDFC0000240**. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks' record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned date and time.**
- The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon . Helpline Nos : 0124-4302020/21/22/23/24, Mr. Mithalesh kumar Mobile : 7080804466 and Mr.Shibu Babu Mobile-9891628914. Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days. (10:00 AM to 5:00 PM).
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before 30 days of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 01.05.2025, Place : Indore

**Authorised Officer
HDFC Bank Limited**