

E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

E-Auction 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 M/s. Komal Creation, Mr. Manoj Natwarlal Sheth, Mrs. Bhavishya Sheth and Manoj Natwarlal Sheth (HUF) [Guarantors / Mortgagors]** that the below described immovable properties mortgaged/charged to the HDFC Bank Limited as Secured Creditor, the Physical possession of which has been taken by the **Authorised Officer of HDFC Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 24.08.2026, for recovery of Rs.3,38,90,045.28p as on 31.10.2022 as per Demand Notice dated 22.11.2022, due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank's dues plus interest till realization, from Borrower.**

DESCRIPTION OF IMMOVABLE PROPERTIES

Description of Immovable property	Inspection Date and Time	Reserve Price	Date / Time of E-Auction	Encumbrances
		EMD Bid Increase Amount		
All that the unit No.304 containing by admeasurements 661 Sq.ft (super built area) (be the same a little more or less) on the 3rd floor of the building commonly known as "Fort Knox" and TOGETHER WITH the undivided proportionate share in the land containing by estimation an area of 26 cottahs 10 chittacks and 6 Sq.ft (be the same a little more or less) situated at Municipal premises No.6 Camac Street (now known as Abanindranath Tagore Sarani), P.S. Shakespeare Sarani, Kolkata-700016 standing in the name of Manoj Natwarlal Sheth (HUF) and butted and bounded in the manner following: On the North- By Premises No.5 Camac Street, On the South- By Premises No.7 Camac Street, On the East- By Camac Street, On the West- Partly by Premises No.11 Pretoria Street and partly by No.12 Pretoria Street, Kolkata.	13.08.2026 11 AM-1 PM	Rs.86,83,900/-	24.08.2026 at 11 AM - 12 Noon	Not Known
		Rs.8,68,390/-		
		Rs.10,000/-		
All that the unit No.210 containing by admeasurements 1280 Sq.ft (super built area) (be the same a little more or less) on the 2nd floor of the building commonly known as "Fort Knox" and TOGETHER WITH the undivided proportionate share in the land containing by estimation an area of 26 cottahs 10 chittacks and 6 Sq.ft (be the same a little more or less) situated at Municipal premises No.6 Camac Street (now known as Abanindranath Tagore Sarani), P.S. Shakespeare Sarani, Kolkata-700016 standing in the name of Manoj Natwarlal Sheth and butted and bounded in the manner following: On the North- By Premises No.5 Camac Street, On the South- By Premises No.7 Camac Street, On the East- By Camac Street, On the West- Partly by Premises No.11 Pretoria Street and partly by No.12 Pretoria Street, Kolkata.	13.08.2026 11 AM-1 PM	Rs.1,68,16,100/-	24.08.2026 at 11 AM - 12 Noon	Not Known
		Rs.16,81,610/-		
		Rs.10,000/-		

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorised 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding 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 dates and time.** 2. 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 through Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of **HDFC Bank Limited payable at Kolkata. It should reach the office of the HDFC BANK LTD. At 1st Floor, Jardine House, 4 Clive Row, Kolkata-700001 latest by 5:00 p.m. on or before 22.08.2026.** Offers below the Reserve Price / without EMD / qualified / conditional shall be disqualified. 3. 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 **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.Mithilesh Kumar Mobile: 7080804466, Help Line e-mail ID: support@bankeauctions.com, kolkata@c1india.com and for any property related query may contact the concerned Authorised Officer Ms. Payal Ganguly (Mobile-9051808307), E Mail- payal.ganguly@hdfc.bank.in or at address as mentioned above in office hours during the working days. (10 AM To 2:00 PM).** 4. The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding. For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors/mortgagors in the account **M/s. Komal Creation, Mr. Manoj Natwarlal Sheth, Mrs. Bhavishya Sheth and Manoj Natwarlal Sheth (HUF)** are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.