

E-AUCTION SALE NOTICE - (Sale Through E-Bidding Only) {For immovable property / secured asset (s)}

E-Auction Sale Notice of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the possession of which has been taken as described in column (D) by the Authorised Officer of Housing Development Finance Corporation Limited (HDFC Ltd) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Condition and with encumbrances if any basis as per the details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) as the case may be, indicated in Column (A) under Rule 9(1) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in Housing Development Finance Corporation Limited (HDFC Ltd) Secured Creditor's website i.e. www.HDFC.Com or visit at Branch : HDFC House, No.56/3, 1st Floor, MSRK Tower, Bharathi Park 2nd Cross, Saibaba Colony, Coimbatore - 641 011.

S.No	Name/s of Borrower(s) and Address	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date(s) & Time Opening Tender(s)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Mr. Bhuvaneshwaran G, Mrs. Anjalidevi S, Flat-C, 3 rd Floor, "Royal Vista", Super Garden Extension, Vadavalli, Coimbatore-641041. (Address common for both above)	Rs.42,14,386/- as on 28.02.2023*	All part and parcel of land with Flat building No C with the Super Built up area of 1139 Sq.ft (including a share of common areas) in the Third Floor of the four storied building called "Vinayaka's Royal Vista Apartments" with 455 Sq.ft or 42.27 Sq.mtr of undivided share of land out of the total two sites (Site No 25 & 26) land of 5220 Sq.ft or 11 Cents 428 Sq.ft or 484.95 Sq.mtr situated at Coimbatore Registration District, Vadavalli Sub- Registration District, Coimbatore Taluk, Vadavalli Village, S.F No. 20/1 and 21/1 L P/ R (CN) 16/83 with all rights in common to use layout roads. Building Licence No 250/2013/MH1/W, Building Approval No 280/2013/MH1/W dated 24-06-2013. The property presently situated in New Sub Division No 20/1B2, "Super Garden Extension" & Coimbatore Corporation Limit.	Physical Possession	Rs.37,75,000/-	Rs.3,77,500/-	18.04.2023 (Tuesday) at 10.00 AM to 10.30 AM
2	Mrs. Kavitha Y House No.09, Senthur Garden, Zamin Kottampatty, Pollachi-642006. Also at: Panchayath Union Primary School, Lakshmi Narayana Puram, Negamam, Pollachi-642120.	Rs.40,51,255/- as on 28.02.2023*	All part and parcel of land with building situated at Coimbatore Registration District, Pollachi Sub-Registration District, Pollachi Taluk, Jaminkotampatti Village, S.F No.130/2B, Part of S.F.No.133/1A, in the residential Plot Viz "Senthur Garden", Site No.9, with following boundaries and measurements. Boundaries: North of : Site No.10, South of : Site No.8, West of : 30 ft wide North-South Road, East of : Part of S.F.No.130/2 Property belonging to other person. Measurements: East-West on the Northern Side : 5 ft; East-West on the Southern Side : 57 ft; North-South of the Eastern Side : 30 ft; North-South of the Western Side : 30 ft. Total measurements 1693 ¼ Sq.ft or 157.35 Sq.mtr.	Physical Possession	Rs.40,00,000/-	Rs.4,00,000/-	18.04.2023 (Tuesday) at 11.00 AM to 11.30 AM
3	Mr.Venkatesan T, No.10, V.V.Nagar, Othakalmandapam, Coimbatore - 641 032. Also at: No.9-G, Madhura Flat, 2nd Cross Street, Ramachandra Colony, Manappakkam, Chennai - 603 111.	Rs.51,33,898/- as on 28.02.2023*	All the part and parcel of land with building situated at Coimbatore Registration District, Kinathukadavu Sub Registration District, Coimbatore South Taluk, Othakalmandapam Village, Patta No.150, S. F. No.383/4, "V.V. Nagar", Site No.10, with following Boundaries and Measurements : Boundaries: North of - Site No.9, South of - Site No.11, East of - S.F. No.383/4, West of - 23 ft wide North-South layout Road & 1st Street. Measurements: East - West on the Northern side - 40 ft 8 inches, East - West on the Southern side - 41 ft 9 inches, North -South on the Western side - 30 ft 8 inches, North - South on the Eastern side - 30 ft 8 inches. Total measurements 1264.25 Sq. ft or 117.48 Sq. mtr or 2 Cents and 393 Sq. ft, along with Building constructed thereon.	Physical Possession	Rs.40,00,000/-	Rs.4,00,000/-	18.04.2023 (Tuesday) at 12.00 Noon to 12.30 PM
4	Dr. Nithya R, Door No : 2/151A, Sri Adhiparasakthi Nagar Extn, Manampoondi, Tirukovilur, Villupuram-605757. Also: No.20/30 D, Sakthi Nagar Annex, Judge Road, Salem-636008	Rs.33,61,548/- as on 28.02.2023*	Item_1: All the part and parcel of land with building situated at Tiruppur Registration District, Udumalaipet Sub Registration District, Udumalaipet Taluk, Kannakkampalayam Village, as per Patta No. 138 Ka. S.F. No. 48/2, present Sub Division Ka. S.F. No. 48/2A, with following boundaries and measurements as follows. Boundaries: North of - Saraswathiammal's House vacant site, South of - Second Item house property and vacant site, East of - Muthulakshmiammal's House, West of - Ayyasamy's Land. Measurements: East-West on the Northern side - 52 ft, East-West on the Southern side - 54 ft, North-South on the Western side - 25 ft, North-South on the Eastern side - 25 ft. Total measurements 1325 Sq. Ft or 123.09 Sq.mtr. Item_2: All the part and parcel of land with building situated at Tiruppur Registration District, Udumalaipet Sub Registration District, Udumalaipet Taluk, Kannakkampalayam Village, Ka. S.F. No. 49, with following boundaries and measurements as follows. Boundaries: North of - Item No. 1 Property, South of - 20 feet East West Street, East of - Muthulakshmiammal House, West of - Subbulakshmiammal House property. Measurements: East-West on the Northern side - 45 ft, East-West on the Southern side - 52 ft, North-South on the Western side - 60 ft, North-South on the Eastern side - 48.6 ft. Total measurements 2632 Sq. Ft or 244.61 Sq.mtr. Along with 549 Sq.ft ACC building constructed thereon and this property is situated in "Jeeva Nagar" Door No. 3/258B and 3/258C, New Door No. 4/105.	Physical Possession	Rs.35,00,000/-	Rs.3,50,000/-	18.04.2023 (Tuesday) at 02.00 PM to 02.30 PM

● For inspection date & Time prior appointment to be taken.

● EMD amount submission on or before 17.04.2023 before 4.00 P.M

* together with further interest from 01.03.2023 @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.

TERMS & CONDITIONS OF SALE:

- The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC Ltd.
- However, the Authorised Officer / HDFC Ltd shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
- Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
- Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
- Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
- Secured Asset is available for inspection based on prior appointment.
- E-Auction Bid Document can be obtained from the Authorized Officer of Housing Development Finance Corporation Limited (HDFC) having its office at HDFC House, No.56/2, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours
- For any assistance related to inspection of the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in contact Telephone Number 0422-4301152, 154 & 157.
- Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft in Favour of "HDFC Limited" payable at par in sealed envelope and shall be submitted at HDFC House, No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours
- Minimum bid increment amount is Rs.10,000/-.
- The offer amount (to be mentioned in e-auction Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount indicated above.
- E-Auction Bid Document duly filled in along with the details of payment of EMD shall be submitted at HDFC House, No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours
- The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner on or before a day prior to the date of opening the tender mentioned above in column (G)
- Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated at sr. no 13 hereinabove shall be treated as invalid.
- Conditional offers shall be treated as invalid.
- E-Procurement Technologies Ltd., would be assisting the Authorized Officer in conducting the auction through an e-bidding process.
- Upon receipt of Bid with the necessary documents as mentioned therein and in the sale notice within the stipulated date and time mentioned above, a password/ user ID will be provided by E-Procurement Technologies Ltd to eligible bidders / prospective purchasers to participate in the online auction at <https://hdfcltd.auctiontiger.net>
- Necessary trainings will be provided by E-Procurement Technologies Ltd for the purpose.
- The auction by way of e-bidding will be conducted on the date and time indicated in Column (G).
- The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
- On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Ltd or its Authorised Officer.
- The e-bidding would commence and end at the time indicated in Column (G) above. However, if a bid is received 5 minutes prior to the closing time indicated therein, it would get extended by five minutes every time a bid is offered.
- The auction would end if there is no bid for a period exceeding five minutes.
- It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC Ltd will not entertain any claim or representation in that regard from the bidders.
- The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
- The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC Ltd.
- EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest.
- Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
- The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.

NOTE: To the best of knowledge and information of the Authorized Officer of HDFC Ltd, there are no encumbrances in respect of the above immovable properties / Secured Assets.

Bidders at large are hereby informed that HDFC Ltd and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice.

The name and contact details of the agency / broker, if any, authorized by HDFC Limited to deal with sale of Immovable property can be obtained only from the office of HDFC Ltd at the address mentioned above.

Bidding in the last minute and second should be avoided in bidders own interest. Neither HDFC Ltd. nor the service provider shall be responsible for any lapses / failure (Internet failure, Power failure etc.) on the part of the vendor. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply or whatever required so that they are able to participate in the auction successfully.

Date : 13.03.2023
Place : Coimbatore

For Housing Development Finance Corporation Limited
sd/-Authorised Officer

