

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale 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 Borrowers and guarantors that the below described Immovable properties mortgaged /charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of HDFC Bank Ltd (Secured Creditor) **will be sold on "As is where is", "As is what is" and "Whatever there is" on 09.12.2025** for recovery of dues including interest and cost to the HDFC Bank Ltd. from the following Borrowers / Guarantors.

**S.No.1: Borrower: Mr.D.Suresh**, 16/21 B1, Sri Daya Apartments, South Street, Radha Nagar, Chrompet, Chennai - 600044; Amount Outstanding: ₹ 50,23,311 as on 03.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** Flat No.F3, I Floor in the building called Sadhana Apartments measuring 740 Sq.ft of built up area together with 368 Sq.ft undivided share of land out of 2952 Sq.ft and common car park bearing Plot 12 A & 12 B comprised in S.No.104/1 and as per patta S.No.104/1A1, Venkateshwara Nagar, Anangaputhur, Chennai – 600 070 within Anakaputhur Village, Alandur Taluk, Kancheepuram District bounded on the North by: Pozhichalur Area; South by: 20 feet wide road; East by: Plot No.11; West by: 20 feet Wide Road situated within Sub Registration District of Pammal and Registration District of Chennai South.

**Reserve Price ₹ 27,00,000/- EMD ₹ 2,70,000/- Bid Multiplier ₹ 20,000/-**

**E-Auction Time: 11.30 a.m – 12.00 Noon**

**S.No.2: Borrower: Mr Amirtharaja A**, PB2, 102, Aarambh Township, Ravij Swagrugha, Papi Reddy Colony, Hyderabad-AP-500050; Amount Outstanding: ₹23,70,371/- as on 03.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** All the piece and parcel of Residential Apartments bearing Flat No.F-3, First Floor, in the Apartment named as Vijay Flats, Gnananda Nagar North, Madambakkam, Chennai-600073, measuring an extent of 521 Sq.ft., or 48.42 Sq.mts., of Super Build up area, together with a 260.5 Sq.ft., or 24.21 Sq.mts., of Undivided share of land out of total extent 2400 Sq.ft., or 223.04 Sq.mts., comprised in S.No.665/43B, as per Patta No.7437, situated in Plot No.3A & 3B, Gnananda Nagar North, Madambakkam Village, Tambaram Taluk, Kanchipuram District and bounded on North by : Plot No.4, South by : Plot No.2, East by : Gnananda Nagar North Road and West by : Vacant Plot and measuring East to West on the Northern side : 60 feet, East to West on the Southern Side : 60 feet , North to South on the Eastern Side : 40 feet, North to South on the Western Side : 40 feet, situated within the Registration District of Chennai South and Sub-Registration of Selaiyur.

**Reserve Price ₹ 20,50,000/- EMD ₹ 2,05,000/- Bid Multiplier ₹ 10,000/-**

**E-Auction Time: 12.00 Noon – 12.30 p.m**

**S.No.3: Borrower: Mrs Athira S S and Co-Borrower: Mr Vivek U**, Both at : Plot No.10, V K Avenue, Sakthi Nagar, Malayampakkam Road, Chennai-600123; Amount Outstanding: ₹ 33,01,747/- as on 03.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** All the piece and parcel of property bearing Flat No.F3, First Floor in the Apartment named as Jai Homes, Plot No. 26, Kozhumanivakkam, Mangadu, Chennai-600122 measuring an extent of 763 Sq.ft., or 70.91 Sq.mts.,of built up area inclusive of common area, along with one covered car parking marked as F3, together with a 337.5 Sq.ft., or 31.36 Sq.mts., of Undivided share of land out of total extent 2367 ½ Sq.ft., or 220.02 Sq.mts., comprised in Survey Nos.227/3B, 228, 230/2, 235 and 234, situated at No.61, Kozhumunivakkam Village, Sriperumpudur Taluk, Kancheepuram District and bounded on North by : Plot No.27, South by : Vacant Land, East by : Plot No.25 & 20 Feet Road and West by : Vacant Land lying within the Registration District of Chennai South and Sub-Registration of Kundrathur.

**Reserve Price ₹ 26,00,000/- EMD ₹ 2,60,000/- Bid Multiplier ₹ 20,000/-**

**E-Auction Time: 12.30 p.m – 1.00 p.m**

**S.No.4: Borrower: Mrs.Meera S**, No 5/2, Selvavinayagar Koil Street, Anna Nedum Pathai, Choolaimedu, Chennai-600 094. **Co- Borrower: Mr.Sathish Kumar S** No.10/23, Bharatheeswaran Colony, 3rd Street, Kodambakkam, Chennai-600 024. ; Amount Outstanding: ₹ 77,67,023/- as on 04.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** All that piece and parcel of property bearing Flat No.S2 in Second Floor, of the building known as "BAVANI FLATS", having a Super Plinth area of 53.34 Sq.Mtrs (or) 574 Sq.Ft. (including common area with car parking) together with 28.62 Sq.Mtrs (or) 308 Sq.Ft. Undivided share of land in 50% UDS in out of 191.17 Sq.Mtrs or 2057 Sq.Ft. Comprised in Paimash No.242, Survey No.187, Block No.10, T.S.Nos.78/1A Part, 78/4, situated at Old Door No.172, New Door No.193, in Periyar Pathai, Choolaimedu, Chennai-600094, at Puliur Village, Egmore-Nungambakkam Taluk, Chennai District and the land being bounded on the: North By- Land and House belonging to Sundra Mudaliar, South By- Land and House belonging to Jamine, East By- Periyar Pathai, West By- Land and House belonging to Ponnusamy and situated within the Registration District of Central Chennai and the Sub-Registration District of Kodambakkam and lying within the limits of Corporation of Chennai

**Reserve Price ₹ 39,00,000/- EMD ₹ 3,90,000/- Bid Multiplier ₹ 20,000/-**

**E-Auction Time: 1.00 p.m – 1.30 p.m**

**S.No.5: Borrower: Mr.Dhandapani S and Co- Borrower: Mrs.Hajera Banu D**, Both At : 525, Jayaram Ngr, Ayyappakkam, Chennai-600077; Amount Outstanding: ₹ 68,23,052/- as on 03.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** All that piece and parcel of Property bearing Apartment No.2302, situated on the 23rd Floor in Block II, in the Building named as "Wilton", in Hiranandani Palace Gardens, with a Built-Up area measuring about 1415 Sq. Ft along with a share in the Common area measuring about 444 Sq. Ft and both totaling 1859 Sq. FT together with 177 Sq. Ft of Undivided Share of land ( along with 2 Car Parking area ) and the Total extent of Land measuring 38161.17 Sq. Ft ( 3545.26 Sq.mts ), comprised in Survey Nos. 80/6 part, 79/3 part, 79/2 part, 78/6A part, 78/6B part, and 78/5 part in Senthamangalam Village, Chengalpet Tauk, Kancheepuram District, Bounded on the: North By – Lands comprised in Survey Nos. 79/3 part, 80/6 part and 79/2 part, South by- Lands comprised in Survey Nos. 78/6B part, and 78/5 part, East By – Lands Comprised in Survey Nos. 80/5 part and 80/4 part, & West By – Lands comprised in Survey Nos. 78/6B part, 78/6A part and 79/3 part., situated within the Registration District of Chengalpattu and Sub-Registration District of Chengalpattu Joint II .

**Reserve Price ₹ 67,00,000/- EMD ₹ 6,70,000/- Bid Multiplier ₹ 50,000/-**

**E-Auction Time: 2.00 p.m – 2.30 p.m**

**S.No.6: Borrower: Mr Rakesh T**, No 1/24, 1st Floor, 1st Block, 2nd Main Road, Kkd Nagar, Chennai- 600118; Amount Outstanding: ₹ 23,49,208/- as on 03.11.2025 with further interest, costs, other charges and expenses thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY:** All that piece and parcel property bearing Apartment No.L1-439, on Fourth Floor, in L1 wing of L building of the Project named as "Happinest-Avadi", admeasuring about 24.26 Sq.Mt (Equivalent to 261.13 Sq.Ft) of Carpet area, corresponding to 30.48 Sq.Mt (Equivalent to 328.09 Sq.Ft) of Built-up area , corresponding to 37 Sq.Mt (Equivalent to 396 Sq.Ft) of Salable area which includes proportionate share in the common are together with Undivided share of land 227.95 Sq.Ft (i.e.,21.18 Sq.mt), out of 9.72 Acres., comprised in Sub-Division Survey Nos. 489/2B1(0.50 Acre), 490/1A(0.72Acre), 490/1B(0.07Acre), 490/2(0.68Acre), 491(0.91Acre), 494/2(0.09Acre), 465/1(0.40Acre), 465/1(0.41Acre), 489/1(1.95Acre), 489/2A(0.16Acre), 486(0.60 Acre), 480/2(1.21Acre), 488(0.67Acre), 481(0.07Acre), 463/1(1.17Acre), 463/2(0.08Acre), 492/1(1.43Acre), 550/12(0.07Acre), 493/2(1.00Acre), 487(1.03Acre) in total land admeasuring an extent of 13.22 Acres., situated at Paruthipattu Village, Avadi Municipal Limits, Poonamallee Taluk., and land being bounded on the; North By- S.Nos.463(part) & 464(part) of Paruthipattu Village, South By- S.Nos.482, 485 & 489(part) of Paruthipattu Village, East By- S.Nos.492(part) & 550 of Paruthipattu Village, West By- 12 meter wide Road in S.Nos.464 & 466 adjacent to VGN Apartment., situate within the Registration District of South Chennai and Sub-Registration District of Avadi.

**Reserve Price ₹ 14,50,000/- EMD ₹ 1,45,000/- Bid Multiplier ₹ 10,000/-**

**E-Auction Time: 2.30 p.m – 3.00 p.m**

**DATE OF E-AUCTION 09.12.2025 (with unlimited auto extension of 5 minutes)**

**The Last Date of Submission of EMD and Documents : 08.12.2025 before 5.00 p.m.**

**Payments shall be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Bank Ltd." payable at par at Chennai**

**Properties are available for inspection between 10.00 a.m. and 1.00 p.m on 22.11.2025**

**TERMS AND CONDITIONS**

1. Sale is strictly subject to the Terms & Conditions stipulated in the prescribed Tender Document and in this Notice. Further details of the immovable properties / Secured Tender Documents can be obtained from the Authorized Officer of HDFC Bank Limited – at 1st Floor, ITC Centre, No.760, Anna Salai, Chennai-600 002, within working hours of any working day i.e. 9.30 am to 5.30 pm.

2. Property is available for inspection between 10.00 a.m. to 1.00 p.m. on the date 22-Nov-2025. In case of any difficulty in obtaining Tender Documents or Inspection of Property(ies) and for queries please contact 99403 05869, 98840 34113, 98410 03226

3.Sealed Tenders (in the prescribed Tender Documents along with 10% of the offer amount towards Earnest Money Deposit (EMD) should be deposited in the Tender Box kept at HDFC Bank Limited, – 1st Floor, ITC Centre, No.760, Anna Salai, Chennai-600 002, on or before 08-Dec-2025 by 5.00 pm.

4.EMD should be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Bank Limited" payable at Chennai. 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. Documents along with Tender Documents/ Online Auction catalogue the Tenderer/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 tenderer/ offeror herself/himself.

5.The Borrower of the immovable property / Secured Assets may, if they so desire, give / sponsor their best possible valid offer(s) for the immovable property / Secured Assets offered for sale provided that the terms and conditions of sale are duly complied with.

6.The Property is being sold one "As Is Where Is", "As Is What Is", "Whatever There Is" Condition. HDFC Bank Ltd. / the Authorised Officer of HDFC Bank Ltd. shall not be liable for any dues/charges payable including outstanding water/service charges, transfer fees, electricity dues, dues or arrears of taxes payable to the Municipal Corporation / local authority / Development Authority / Gram Panchayat, sundry creditors, vendors, suppliers and / or dues of any other nature or character, if any, in respect of the said Immovable Properties / Secured Assets. HDFC Bank Ltd. / the Authorised Officer of HDFC Bank LTD does not undertake any responsibility to procure any permission / consent / approval / license etc. for transfer of the Immovable Properties / Secured Asset in question offered for sale or otherwise. The payment of the same shall be the responsibility of the Purchaser. 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 IA of Income Tax Act.

7.The particulars in respect of the Immovable Properties / Secured Assets specified in the sale notice have been stated to the best of the information and knowledge of the Authorised Officer / HDFC Bank Ltd. However, the Authorised Officer / HDFC Bank 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 Properties / Secured Assets, before submitting the bids.

8.The public in general and the tenderers/offerers are hereby cautioned from dealing with any individual or persons representing or claiming to be authorized agent/s of HDFC. Please do not come in trap of unscrupulous brokers/estate agents.

9.HDFC Bank Limited reserves its right to accept or to reject the highest and / or all offer/s without assigning any reasons whatsoever.

10.On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Bank Ltd or its Authorised Officer.

11.Upon receipt of Bid with the necessary documents as mentioned therein and in this sale notice within the stipulated date and time as mentioned above, a password/ user ID would be provided by E-Procurement Technologies Limited, to eligible bidders for participation in online auction.

12.The e-bidding would commence and end at the time indicated as mentioned 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.

13.E-Procurement Technologies Ltd., would be assisting the Authorized Officer in conducting the auction through an e-bidding process.

14.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>

15.Necessary trainings will be provided by E-Procurement Technologies Ltd., for the purpose. 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 Bank Ltd will not entertain any claim or representation in that regard from the bidders.

16.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 HDFC Bank Ltd.

17.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.

18.The successful bidder will be informed about the acceptance in writing/ by email by the Authorised officer. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately Ltd i.e. on the same day or next 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 acceptance of offer by Secured Creditor, failing which the EMD amount remitted will stand forfeited. The balance amount of purchase price i.e., 75% of offer amount shall be paid within 15 days of confirmation of sale or extended time in writing as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002. If the balance amount is not remitted within stipulated / agreed time, the amount of 25% will stand forfeited. Payments should be made only by DD/RTGS.

**For detailed terms and conditions of the Sale, please refer to the link provided in the website. i.e.**

**<https://www.hdfcbank.com/personal/resources/important-notice>**

**<https://hdfcltd.auctiontiger.net>**

**For property related query Please contact:**

**99403 05869, 98840 34113, 98410 03226**

**Date : 03.11.2025, Place: Chennai**

**Authorised Officer, HDFC Bank Ltd.**