



We understand your world

HDFC Bank Limited
HDFC House No. 51,
Kasturba Road,
Bengaluru - 560 001.

Terms and conditions of the Sale
Sale notice for sale of immovable properties



We understand your world

HDFC BANK LTD.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013

Branch: HDFC Bank House, No.51, Kasturba Road, Bengaluru-560001

Tel:-080-41183000 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

Whereas the undersigned being the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (**HDFC**) issues e-Auction Sale Notice for Sale of Immovable Assets under the 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) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of *HDFC, Secured Creditor*, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below:

Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in HDFC, Secured Creditor's website i.e. www.hdfcbank.com

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

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

Date:02.11.2023

Place: Bangalore



Authorised Officer

Note: The sale notice is published on **26.10.2023** in **The New Indian Express** and **Samyuktha Karnataka** (names of the newspaper)

TERMS & CONDITIONS OF SALE:

1. 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
2. However, the Authorised Officer / HDFC 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.
3. 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.
4. 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.
5. 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 herein below and any other related documents.
6. Secured Asset is available for inspection on **10.11.2023** and **17.11.2023** between **11.00 AM to 4.00 PM**
7. E-Auction Bid Document can be obtained on-line from the website <https://www.disposalhub.com> or can be obtained at HDFC Bank House, No.51, Kasturba Road, Bengaluru-560001.
8. 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 touch with **Client Service Delivery Department (CSD)** of our Authorised Sales Partner: **M/s. NexXen Solutions Private Limited**, through **Helpline Mobile No.: +91-98100 29926, +91-98100 29933, Tel. No.: +91-124-4 233 933, E-mail ID: csd@disposalhub.com** or from Authorised Officer of HDFC Ltd, through Telephone No.080-41182283, Mobile No.09449080072 and 080-41182126, Mobile No.07795853045.
9. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of "HDFC Bank Limited" payable at par in sealed envelope and shall be submitted at HDFC House, No.51, Kasturba Road, Bengaluru-560001.
10. Minimum bid increment amount is **Rs.20,000/-**
11. **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.**
12. E-Auction Bid Document duly filled in along with the details of payment of EMD shall be submitted at HDFC House, No.51, Kasturba Road, Bengaluru-560001.
13. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is **29.11.2023**.
14. Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated at Sr. No 9 hereinabove shall be treated as invalid.
15. Conditional offers shall be treated as invalid.
16. **M/s. NexXen Solutions Private Limited** would be assisting the Authorized Officer in conducting the auction through an e-bidding process.



17. 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 M/s. NexXen Solutions Private Limited to eligible bidders / prospective purchasers to participate in the online auction at <https://www.disposalhub.com>
18. Necessary trainings will be provided by M/s. NexXen Solutions Private Limited for the purpose.
19. The auction by way of e-bidding will be conducted on the date and time indicated in Column (G).
20. The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
21. On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
22. 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.
23. 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 will not entertain any claim or representation in that regard from the bidders.
24. 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.
25. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
26. 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.
27. 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.
28. 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:

Bidding in the last minute and second should be avoided in bidders' own interest. Neither HDFC 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.

CAUTION NOTE:

Bidders at large are hereby informed that HDFC 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 to deal with sale of Immovable property can be obtained only from the office of HDFC at the address mentioned above.

Date: 02.11.2023**Place:** Bangalore

For HDFC Bank Ltd.

(Yogesh N)
Authorised Officer

instructed on 11th day of December, 2023 at 11 'o' Clock in forenoon to show cause as to why Succession Certificate should not be issued to the Petitioner No. 1.

SCHEDULE

Holdings of Late Smt. RAJALAKSHMI W/o. late M. R. GOPINATH

Sl. No.	ISIN Description	Folio No.	No. of Units	Average Cost of Units	Total Cost (Rs.)	Current NAV (Rs.)	Current Value (Rs.)
1.	HSBC-Flexi Cap Fund-Regular IDCW	2553168	5,038.872	9,9999	50,388.25	35,0359	1,76,541.42
2.	HSBC Infrastructure Fund- Regular Growth (Formerly known as L & T Infrastructure Fund Growth)	2553168	8,653.161	5,6627	49,000	29,8629	2,58,408.48
3.	HSBC - Overnight Fund - Unclaimed IDCW Below three years	2553268	12.909	1,053,8864	13,604.62	1,057,9813	13,657.48
4.	HSBC - Small Cap Fund-Regular Growth (Formerly known as L & T Emerging Business Fund Growth)	2463087	5,000	10,0000	50,000	54,7978	2,73,989.00
5.	HSBC - Small Cap Fund-Regular Growth (Formerly known as L & T Emerging Business Fund Growth)	2553168	7,500,000	10,0000	75,000.00	54,7978	4,10,983.50

Given under my hand and seal of the Court on this 16th day of October 2023.
By order of the Court, Asst. Registrar, City Civil Court, Bangalore.

N. Manjunatha S/o Late Sri Nagarajappa - 2. Mrs. Manjamma W/o N. Manjunatha Both are residing at : Ward No.8, Maralabagilu, 2nd Division, Devanahalli town, Bangalore Rural District-562110.

Outstanding Amount : Rs.15,64,448.85 (Rupees Fifteen Lakhs Sixty Four Thousand Four Hundred Forty Eight And Paise Eighty Five Only) as on 11.10.2022 and interest/ cost/ expenses thereon.

Description of immovable secured assets to be Sold: All that piece and parcel of Land and Building of property Khatha No:235/399/425/380, Situated at Ward No.8, Maralabagilu, 2nd Division, Devanahalli town, Bangalore Rural District. Owned by Sri. N. Manjunatha S/o late Sri Nagarajappa, Extent of East-West : 12 feet, North-South: 38 feet and bounded by: East: Property of H Narayana Swamy and Chinnibabu, West: Property of Narayana Swamy and Late Pillappa, North: "C" Schedule property of Sunil, South: Property of Kotwal Narayanaswamy.

Demand Notice Date: 11.01.2023 Possession Notice Date: 27.06.2023

Reserve Price: Rs.34,82,000/- (Rupees Thirty Four Lakhs Eighty Two Thousand Only)

Earnest Money to be Deposited: Rs.3,48,000/- (Rupees Three Lakhs Forty Eight Thousand Only)

Date & Time of auction : 16.11.2023 from 11 AM to 2 P.M. (with 10 min unlimited auto extensions) E-auction website- www.mstcecommerce.com EMD Submission: On or before 15.11.2023

Increment Bid Amount : Rs.25,000/-

For Detailed terms and condition of the sale, please refer to the link provided in

(1) <https://www.ibapi.in>, and www.unionbankofindia.co.in

For Registration and Login and Bidding Rules visit:

<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

For E-Auction Related queries Please contact : 9908350386

Date : 25.10.2023

Place: Devanahalli

Sd/- Authorised Officer

Union Bank of India.



HDFC BANK LIMITED
Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
Branch: #51, HDFC House, Kasturba Road, Bangalore 560 001
Tel:-080-41183000 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

E-AUCTION SALE NOTICE (Sale through e-bidding only)

E-Auction Sale Notice for Sale of Immovable Assets under the 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) Rules, 2002.

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited) having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023 (HDFC) issues E-Auction Sale Notice for Sale of Immovable Assets under the 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) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken as described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below:

Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.hdfcbank.com

Sl No	(A) Name/s of Borrower(s)/ Mortgagor(s)/ Guarantor(s)	(B) Outstanding dues to be recovered (Secured Debt) (Rs.)	(C) Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	(D) Type of Possession	(E&F) Reserve Price (Rs.) Earnest Money Deposit (Rs)	(G) Date of Auction and Time
1.	Mr. K Bhaskar (Borrower) Mrs. K Nalina Kumari (Co-Borrower)	Loan Account No. 651410736 Rs. 45,65,388/- (Rupees Forty Five Lakhs Sixty Five Thousand Three Hundred and Eighty Eight Only) outstanding as on 30.04.2023	All that piece and parcel of Property bearing Site No.163, Katha/Janjaru No.160/163, E KATHA NO. 150200401600800477 in the Layout known as "AISHWARYA GRAND HILL" formed in Converted Survey No. 159, and Old Survey No.160, new Survey No.160/P1, converted from agricultural to nonagricultural Residential Purpose Vide Official Memorandum No. ALN(E)BJSR 08, 09, 10, 11/2007-08, Dated : 13-08-2008, issued by Special Deputy Commissioner, Bangalore District, Bangalore, and the layout is duly approved by the Hoskote Planning Authority vide Ref No. HPA/LAO/31/2008-09, Situated at MANDUR Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, Measuring East to West : 15.24 Meters or 50 Feet, North to South : 9.14 Meters or 30 Feet in all measuring 139.3500 Sq. Meters or 1500 Sq Feet, together with all appurtenances whatsoever whether underneath or above the surface and bounded on the: East by: 40 Feet Road, West by: Site No. 166, North by: Site No. 164, South by: Site No. 162.	Physical Possession	Rs. 58,00,000/- (Rupees Fifty Eight Lakhs Only) Rs. 5,80,000/- (Rupees Five Lakh Eighty Thousand Only)	01.12.2023 12.00 PM to 12.30 PM

1. Inspection Date & Time: 10.11.2023 & 17.11.2023 between 11.00 AM to 4.00 PM.

2. Minimum bid increment amount: Rs. 20,000/-

3. EMD Amount Submission on or before : 29.11.2023 (Before 5.00 PM)

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

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with

Mr. Yogesh N / Shridhar Chinni official of HDFC Bank Limited through Tel No.080-41182283; 080-41182126 / 9449080072 / 7795853045

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

Date : 26.10.2023

Place: Bangalore

For HDFC Bank Ltd.

Sd/- Authorized Officer of HDFC Bank Ltd. under SARFAESI Act, 2002

The new Indian Express Dated 26.10.2023

