

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



HDFC BANK LTD.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013
Branch: HDFC Bank House, No.51, Kasturba Road, Bangaluru-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(ties) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / Symbolic 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, cost, expenses, and charges as applicable. incurred up to the date of payment and / or realisation thereof.

Sale is on "As is where is", "As is what is", and "Whatever there is" along with encumbrance of lease/rent holders (1) Udhaivi Heath India Pvt Ltd, (2) Centura Technologies, (3) Transcall Engineers India Pvt Ltd, (4) CAL-ASIA India Pvt Ltd, (5) MTIC Intercert India Pvt Ltd, (6) Samaan Capital (Formerly known as IINDIABULLS), (7) Titan Eye+, (8) Mia by Tanishq, (9) Indian Bakthi Chai, (10) Sri Kalikadurga Astro & Vasthu Center and others.

Date:30.01.2025

Place: Bangalore



Note: The sale notice is published on 23.01.2025 in **The New Indian Express** and **Kannada Prabha** (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 **14.02.2025** and **21.02.2025** 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.50,000/-**
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 **05.03.2025**.
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: 30.01.2025
Place: Bangalore



For HDFC Bank Ltd.

(Yogesh N)
Authorized Officer



HDFC BANK LIMITED

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

Branch: #81, HDFC House, Kasturba Road, Bangalore 560 001

Tel: 080-41183000 CIN L65920MH1994PLC080610 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 Authorized 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 / symbolic possession of which has been taken as described in column (D) by the Authorized 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 / Mortgage(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgage(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

(A)	(B)	(C)	(D)	(E)	(F)
Sl No	Name(s) of Borrower(s)/ Mortgage(s)/ Guarantor(s)	Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	Type of Possession	Reserve Price (Rs.) Earnest Money Deposit (Rs.)	Date of Auction and Time
1	Mrs. Prasad H.V Godha Krishna (Borrower) M/S Sri Krishna P.C. (Co-Borrower-1) Miss. Prasad Pooja Nagarathna (Co-Borrower-2)	Loan Account No (1) 634625454: Rs. 6,94,42,338/- (2) 636261358 : Rs. 1,04,81,490/- (3) 636512612 : Rs. 5,27,823/- (4) 637490037 : Rs. 5,01,965/- Total Amount: Rs. 8,09,83,816/- (Rupees Eight Crore Nine Lakh Sixty Three Thousand Six Hundred Sixteen Only) as on 31.12.2023	All that piece and parcel of property bearing No.116, PID No.7-17-116, measuring East to West 80 feet and North to South 75 feet 6 inches, totally measuring to an extent of 6040 sq.ft, situated at 11th Cross, Malleshwaram, Bangalore - 560003, together with construction thereon present and future admeasuring approximately 24,415 sq.ft super built up and bounded on the East by: Property bearing No.116/6 allotted to Dr.HV Venkatesh, West by : Margosa Road, North by : Private Property & South by : Property bearing No.116/5 allotted to Dr.HV Venkatesh.	Symbolic Possession Rs.14,00,00,000/- (Rupees Fourteen Crores Only) Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)	07.03.2025 12.00 PM TO 12.30 PM

1. Inspection Date & Time: 14.02.2025 and 21.02.2025 between 11.00 AM to 4.00 PM

2. Minimum bid increment amount: Rs. 80,000/-

3. EMD Amount Submission on or before : 05.03.2025 (Before 5.00 PM)

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realization.

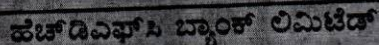
For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr.Yogesh.N / Shridhar Chinnal official of HDFC Bank Limited through Tel No.080-41182283, 080-41182125/9440680972/779853045

Sale is on "As is where is", "As is what is", and "Whatever there is" along with encumbrance of leaseholders holders (1) Udaivi Health India Pvt Ltd, (2) Centure Technologies, (3) Transcall Engineers India Pvt Ltd, (4) CAL-ASIA India Pvt Ltd, (5) MTIC Interact India Pvt Ltd, (6) Samaan Capital (Formerly known as INDIA BULLS), (7) Titan Eye+, (8) Mia by Tanisha, (9) Indian Bakhti Chat, (10) Sri Kalikadurga Astro & Vasthu Center and others.

Date : 23.01.2025
Place: Bengaluru

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

The New Indian Express Dated 23.01.2025



Customer Care: 080-41183000 CIN L65920MH1994PLC080618 www.hdfcbank.com

[illegible][illegible]

№ 10-10/2025 от 21.07.2025 № 11 от 21.07.2025

2. ಕೊಡುಗೆಯ ಮೊತ್ತವು ರೂ. 50,000/

[illegible]

3. ಕೂಡಿಸಿದ ಸಂಖ್ಯೆಗಳ ಮೇಲೆ ದತ್ತಾಂಶ 85.87.2023 ರಿಂದ 2024 ರವರೆಗೆ ಹಂಚಿಕೆಯಾಗಿದೆ.

[illegible][illegible]

Date: 23.01.2025
 By: [Signature]

[illegible]