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REGD OFFICE: HDFC BANK HOUSE, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI-400 013

## DEPARTMENT FOR SPECIAL OPERATIONS

HDFC Bank Ltd, 1st Floor Annex building, Rashtrrothana Bhavan,  
Municipal No. 03/01, Ward No.77, Nrupathunga Road, Bengaluru, Karnataka-560001

### E-AUCTION SALE NOTICE

#### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties mortgaged to Bank under 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) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://hdfcbank.auctiontiger.net>

#### DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Mortgagor & Guarantors of the property	Amount Outstanding	Inspection Date and Time	Description of the Immovable Property/ Secured Asset									
1. M/s Eminance Homes & Spaces (Borrower) 2. Mr. P C Sukananda (Guarantor) 3. Mr Kalaburgi Ramakrishna Venkatesh (Guarantor)	Rs. 16,33,29,659/- (Rupees Sixteen Crores Thirty-Three Lakhs Twenty-Nine Thousand Six-Hundred and Fifty-Nine Only) as on 31.10.2023 together with further interest, penal interest, cost and charges thereon till the date of payment.	05.09.2024 11:00 am to 4:00 pm	All that piece and parcel of 03 unsold units/flats (belonging to the Borrower's share) along-with proportionate undivided share in the land of the project finance "Eminance Gardenia" constructed on the property bearing Sy.No. 60/4 (old survey No.60/2) situated at Bhogadi Village, Kasaba Hobli, Mysore Taluk, Mysore, land (admeasuring 30 Guntas). Details as given below:									
			Sr. No	Unit/ Flat No.	Block	Floor	Super Built-up Area (in Sq.ft)	Undivided Share of Land (in Sq.ft.)	Reserve Price	Earnest Money / EMD	Last date to submit the Bid Documents / EMD	Date of Auction and Time
			1	102	Block -1	First Floor	1444	800.84	Rs. 57,00,000/- (Rupees Fifty-Seven Lakhs only)	Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand only)	13.09.2024	27.09.2024 10:00 am to 12:00 pm
			2	302	Block -1	Third Floor	1456	807.61	Rs. 58,00,000/- (Rupees Fifty-Eight Lakhs only)	Rs. 5,80,000/- (Rupees Five Lakhs Eighty Thousand only)	13.09.2024	27.09.2024 10:00 am to 12:00 pm
			3	308	Block -1	Third Floor	1132	627.97	Rs. 45,00,000/- (Rupees Forty-Five Lakhs only)	Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand only)	13.09.2024	27.09.2024 10:00 am to 12:00 pm

Minimum Bid increment amount: Rs 50,000/- (Rupees Fifty Thousand Only)

Name of Authorised Officer/Phone No./Email Id: Rajesh Antony/ 9387885144/ rajesh.antony@hdfcbank.com

#### TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://hdfcbank.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://hdfcbank.auctiontiger.net>) through Login ID & Password. The EMD shall be payable through RTGS in the following Account:57500000904261, Name of the Account:HDFC BANKD LTD DFSO Transitory account (Branch: Worli Sandoz House, Mumbai), IFSC Code: HDFC0000240 latest by 4.00 P.M on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /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 date and time.**
- 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 our service provider M/s. e-procurement Technologies Ltd Helpline No's:9265562821 Mr.Ram Sharma, Mobile: 8000023297, Help Line e-mail ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days.
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE <https://hdfcbank.com> and <https://hdfcbank.auctiontiger.net>)

#### STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

This may also be treated as notice under rule 8(6) & under rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date.

Date:14.08.2024  
Place: Bangalore

Sd/-Authorised Officer ,  
HDFC Bank Ltd.