

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(ties) 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, cost, expenses, and charges as applicable. 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: 19.02.2025

Place: Hosur



Note: The sale notice is published on 30.01.2025 in **The New Indian Express** and **Dinamani** (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, Bangaluru-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, Bangaluru-560001.
10. Minimum bid increment amount is **Rs.25,000/-**
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, Bangaluru-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 **07.03.2025**.
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: 19.02.2025

Place: Hosur



For HDFC Bank Ltd.

(Yogesh N)
Authorized Officer

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

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(A)		(B)	(C)	(D)	(E&F)	(G)																																				
Sl No	Name/s of Borrower(s)/ Mortgager(s)/ Guarantor(s)	Outstanding dues to be recovered (Secured Debt) (Rs.)*	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. Shariff Sumaiyya (Borrower) and Mr. Shariff Hussain (Co-Borrower)	Loan A/c No: 1) 662265147 Rs.17,09,287/- 2) 667486583 Rs. 1,04,819/- Total Amount Rs.18,14,106/- (Rupees Eighteen Lakhs Fourteen Thousand One Hundred and Six Only) as on 30.06.2024	Schedule A : All that piece and parcel of land admeasuring an extent of about 9.52 Acres comprised in the following Survey Numbers, situated at Sevaganapalli Village, Hosur Taluk, Krishnagiri District, Registration Sub District of Hosur and Registration District of Krishnagiri; <table><tr><th>Survey No.</th><th>Extent (in Acres)</th></tr><tr><td>250/382</td><td>0.79</td></tr><tr><td>250/3A</td><td>1.04</td></tr><tr><td>250/3B1</td><td>0.25</td></tr><tr><td>251/B</td><td>1.29</td></tr><tr><td>251/A</td><td>1.29</td></tr><tr><td>251/D</td><td>1.29</td></tr><tr><td>251/IC</td><td>0.24</td></tr><tr><td>251/IC</td><td>0.40</td></tr><tr><td>250/4A1</td><td>0.83</td></tr><tr><td>250/4A2</td><td>0.31</td></tr><tr><td>250/4B</td><td>1.14</td></tr><tr><td>251/IC</td><td>0.65</td></tr><tr><td>TOTAL</td><td>9.52</td></tr></table> Schedule B : All that piece and parcel of vacant residential Plot mentioned herein below forming part of project "The Paradise" developed on Schedule A Property and covered under Approved Layout issued by Hosur New Town Development Authority vide proceedings Ma.Va. H. N.T.D.A/ No. 13 of 2019. <table><tr><td>Plot No.</td><td>30</td></tr><tr><td>Extent</td><td>1200 Sq.Ft</td></tr><tr><td>Survey No.</td><td>25/4B</td></tr><tr><td colspan="2">Bounded on the</td></tr></table> East by : Plot No.29, West by : Plot No.31, North by : Plot No.18, South by : 30 ft Layout Road.Measuring: East to West on the Northern Side : 30 Feet. East to West on the Southern Side : 30 Feet. North to South on the Eastern Side : 40 Feet. North to South on the Western Side : 40 Feet. Total 1200 Sq.ft of Vacant land is covered under this deed of sale.	Survey No.	Extent (in Acres)	250/382	0.79	250/3A	1.04	250/3B1	0.25	251/B	1.29	251/A	1.29	251/D	1.29	251/IC	0.24	251/IC	0.40	250/4A1	0.83	250/4A2	0.31	250/4B	1.14	251/IC	0.65	TOTAL	9.52	Plot No.	30	Extent	1200 Sq.Ft	Survey No.	25/4B	Bounded on the		Physical Possession	Rs.39,50,000/- [Rupees Thirty Nine Lakh Fifty Thousand Only] Rs.3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	10.03.2025 12.00 PM TO 12.30 PM
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2	Master Harsh R Viraj Son of Mr. Rakesh Kumar (Borrower) [since deceased] Represented by Natural Guardian Mrs. Nirmala Devi, Mrs. Uma Rani Mother of Mr. Rakesh Kumar (Borrower) [since deceased] and And other known and unknown Legal Heir(s) of Mr. Rakesh Kumar (Borrower) [since deceased] Legal Heir(s), Legal Representative(s), Successors and Assigns of Mr. Rakesh Kumar	Loan A/c No: 1) 614814902 Rs.7,60,752/- 2) 617564638 Rs.23,572/- Total Amount Rs.7,84,324/- (Rupees Seven Lakhs Eighty Four Thousand Three Hundred and Twenty Four Only) as on 30.06.2024	Schedule A : All that place and parcel of lands in Sy.No.20/8 of Kothapalli Village along with other Sy.Nos. and adjacent Sy.Nos. of Eachangur, Chokkanathapuram and Kottapalli Villages, all are of Hosur Taluk, Krishnagiri District, Tamilnadu. Schedule B : All that piece and parcel of approved residential plot bearing No.1178 formed in Sy.No.20/8 of Kothapalli Village more fully described in Schedule 'A' as per approval norms of DTCP, Chennai and the residential plot measuring East by: 45'7"ft West by: 42"ft and North by: 50'11"ft South by: 50'5"ft measuring about 2215.88 Sq ft and situated at Kothapalli Village, Hosur Taluk, Krishnagiri District, Tamil Nadu and bounded on: East by : Road, West by : Site No. 1182, North by : Site Nos.1180 & 1179, South by : Private Property.	Physical Possession	Rs.26,20,000/- [Rupees Twenty Six Lakh Twenty Thousand Only] Rs.2,62,000 /- (Rupees Two Lakh Sixty Two Thousand Only)	10.03.2025 12.00 PM TO 12.30 PM																																				
3	Mrs. Ramya Wife of Mr. G Annadurai (Borrower) [since deceased] Mrs. Mangammal Mother of Mr. G Annadurai (Borrower) [since deceased] and And other known and unknown Legal Heir(s) of Mr. G Annadurai (Borrower)	Loan Account No. 617133189 Rs.20,05,726/- (Rupees Twenty Lakhs Five Thousand Seven Hundred and Twenty Six Only) as on 31.05.2024	In "Midigiripalli" Mathigiri Village of Hosur Taluk, Krishnagiri District attached to Kelamangalam Sub Registration District and Krishnagiri Registration District, and also attached to the Municipality Limits of Hosur. Survey Number: 767/1, Dry.Ext.Hec.1.34.0, Asst Rs.1.94 the Land have been converted into House Sites in which Plot No.23 (Twenty Three) belongs to the Vendors in the aforesaid manner and now being sold to the Vendee and Bounded as follows: - East : Plot No.24, West : Plot No.22, North : 18 feet wide Road, South :Plot No.20. Within These Boundaries Measuring: East to West on Northern side - 40'0"feet, East to West on Southern side - 40'0"feet, North to South on Eastern side - 30'0"feet, North to South on Western side - 30'0"feet. Total - 1200 (One Thousand and Two Hundred) Square Feet of Vacant Site in this Constructed Ground Floor RCC Building	Symbolic Possession	Rs.28,00,000/- [Rupees Twenty Eight Lakhs Only] Rs.2,80,000/- [Rupees Two Lakh Eighty Thousand Only]	10.03.2025 12.00 PM TO 12.30 PM																																				

E-6) 60 மாதங்களில் அறிவிக்கப்படும்

கடலிட்டுச் சொத்துக்களை ரொக்கமாக்குதல் மற்றும் சீரமைத்தல் மற்றும் கடலிட்டுச் சொத்து மீதுள்ள உரிமை அமைக்கச் சட்டம் 2002-இன் கீழ்க் அத்தூண்

கூடலிட்டுச் சொத்து (அமலாக்கம்) விதிகள் 2002, விதி 8(6) -இன் கீழான அலசியார் சொத்துக்களின் E-ஏல விநியோக அறிவிப்பு

[illegible]

பிழை அமைபவர்களைப் பொறுத்தவரின் E-470 விண்ணுள்ள இடத்தில்

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ஒப்படைக்கப் பெற்றவர்கள் ஆகியோருக்கானது. விநியோகியின் விநியோகம் மற்றும் நிதிநுழைகள் ஆகிய ஈடுபெற்றக் கூடாளித் திருவனத்தின் www.hdfcbank.com இணையத்தளத்தில் அறிவிக்கப்பட்டுள்ள இணைப்பைப் பாருங்கள்.

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