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BANK

Branch : No.56/3, 1st Floor, MSRK Tower, Bharathi Park 2nd Cross, Saibaba Colony, Coimbatore - 641 011.

Tel : (0422) - 4301152, 4301153, 4301154. CIN L65920MH1994PLC080618, Website: www.hdfcbank.com

E-AUCTION SALE NOTICE - (Sale Through E-Bidding Only) {For immovable property / secured asset (s)}

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 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 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 Bank Ltd Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Condition and with encumbrances if any basis as per the details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) 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 Bank Ltd Secured Creditor's website i.e. www.hdfcbank.com or visit at Branch : No.56/3, 1st Floor, MSRK Tower, Bharathi Park 2nd Cross, Saibaba Colony, Coimbatore - 641 011.

S. No	Name/s of Borrower(s)/ and Address	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date(s) & Time Opening Tender(s)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Mr. Krishnakumar. G, Mrs. Chandra Prabha. K. No.2/674 D, Vivekanandhar 4th Street, S R Nagar South, Andipalayam, Tiruppur - 641 687. (address common for both above)	Rs.1,32,40,804/- as on 31.01.2024*	All the part and parcel of land with building situated at Tiruppur Registration District, Tiruppur Joint-I Sub- Registration District, Tiruppur Taluk, Iduvaai Village, S.F. No.12/1L, 12/1M, and admeasuring 55 Cents in the middle, with following Boundaries and Measurements : Item No.1 : Boundaries : North of - S.F. No.12/1N belongs to Palaniyammal, South of - 16 ft wide East-West Road for Item No.2, East of - S. Kou Property, West of - S Jayabalan Property. In the middle Measurements : East-West on the Northern side - 115 ft., East-West on the Southern side - 115 ft., North-South on the Western side - 64 ft., North-South on the Eastern side - 78 ft. Thus total measurements 8074.25 Sq.ft or 750.12 Sq. mtr. Item No.2 Northern Portion Boundaries : North of - S.Kou, G. Krishnakumar and K.Abuhassan, Property, South of - S.F.No.12/1-I belongs to Marathal, East of - S.F.No.12/1K1 East-West Road, West of - S.Jayabalan Property. In the middle Measurements : East-West on the Northern side - 259 ft., East-West on the Southern side - 259 ft., North-South on the Western side - 16 ft., North-South on the Eastern side - 16 ft. Total admeasuring 4144 Sq.ft of East-West common road of which 1/4 th share of 1036 Sq.ft or 96.24 Sq.mtr. Item No.3 In S.F.No.12/1J1, 12/1K1, with following Boundaries. Boundaries : North of - S.F. No.12/1J2, Eswaran Property of S.F.No.12/1K2, South of - S.F. No.12/1-I, East of - S.F. No.13, West of - Item No.2. Total admeasuring 5 Cents of which 1/2 share i.e., 1090 Sq.ft width of road, on which 1/4 share of 272½ Sq.ft or 25.31 Sq.mtr. Thus all the 3 Items put together admeasuring 9382.75 Sq.ft or 871.68 Sq.mtr along with 5759 Sq.ft of building constructed thereon.	Physical Possession	Rs.80,00,000/-	Rs.8,00,000/-	21.03.2024 (Thursday) at 1.00 PM to 1.30 PM
Location : GPS No. 11.088509, 77.291400			Property Details contact : Jeeva, Mobile No. 94267-94592, Land Line : 0422-4301153/57				
2	Mr. Fakhruddin, Mrs.Aliyya Fakhruddin Udaipurwala, No.95/46 TF T2, NM Apartment, Valipalayam Main Road, Tiruppur - 641 601. Also at.: M/s. Colour Plus Dyes, No.3, Gajalakshmi Theatre Road, Tiruppur - 641 604. (Addresses common for both above)	Rs.57,53,403/- as on 31.01.2024*	All the part and parcel of Flat with building situated at Tiruppur Registration District, Nallur Sub-Registration District, Tirupur Taluk, Nallur Village, R.S.No.206/2, 207/2A2 & 207/2A3, Apartment known as "AMIRTHAM", Situated in No.19, Apartment No.A4A, 4th Floor of Block - 1 (A), having Carpet Area 941 Sq.Ft, and Undivided share of land measuring 578 Sq.ft or 53.69 Sq.mtr.	Physical Possession	Rs.39,00,000/-	Rs.3,90,000/-	21.03.2024 (Thursday) at 2.00 PM to 2.30 PM
Location : GPS No. 11.082811, 77.378929			Property Details contact : Jeeva, Mobile No. 94267-94592, Land Line : 0422-4301153/57				
3	Mr.Srikumar.G, Mrs.Sujakumari.S, No.112, Amarjothi Garden, 1st Street, A S Nagar 1st, Kangayam Road, Tiruppur - 641 605. (Address common for both above)	Rs.53,02,580/- as on 31.01.2024*	All the part and parcel of land with building situated at Coimbatore Registration District, Ganapathy Sub Registration District, Coimbatore Taluk in Vilankuruchi Village, in S.F.No.397 Part (T.S No 3/4, Block -2, Ward -26) land extent of 0.25 acres, S.F.No.395/3 (T.S No 2/2B, Block- 2, Ward-26) land extent of 0.15 acres, S.F. No.397 Part (T.S No 3/2, Block -2, Ward -26) land extent of 0.31 acres, S.F. No.397 Part (T.S No 3/6, Block -2, Ward -26) land extent of 0.35 acres, S.F. No.397	Physical Possession	Rs.45,75,000/-	Rs.4,57,500/-	21.03.2024 (Thursday) at 3.00 PM to 3.30 PM
Part (T.S No 3/3, Block -2, Ward -26) land extent of 0.25 acres, S.F. No.397 Part (T.S No 3/5, Block -2, Ward -26) land extent of 0.25 acres. The property situated within Coimbatore Corporation Limits. This land has been approved by Director of Town and Country Planning Chennai, In the above land extent 620 Sq.ft of undivided fractional share and interest and Flat Bearing No.A-401, Fourth Floor, Block-A with built up area of 1442 Sq.ft of the residential apartment named "Bhuvana Diamond Hill" with all common rights.							
Location : GPS No. 11.047827, 77.025150			Property Details contact : Ramanathan, Mobile No. 94267-94706, Land Line : 0422-4301153/57				
4	Mr.Palanisamy.K, Mrs.Prema.P, No.38, N S Nagar, Iduvai, Tirupur - 641 687. (Address common for both above)	Rs.30,60,564/- as on 31.01.2024*	All the part and parcel of land with building situated at Tiruppur Registration District, Tirupur Joint-I Sub- Registration District, Coimbatore Taluk in Vilankuruchi Village, Patta No.2490, S.F.No.88/1, "N.S.Nagar", Site No.38, with following Boundaries and Measurements : Boundaries : North of - Site No.39, South of - 23 ft wide East-West Road, East of - 20 ft wide North-South Road, West of - Site No.41	Physical Possession	Rs.21,80,000/-	Rs.2,18,000/-	21.03.2024 (Thursday) at 4.00 PM to 4.30 PM
belongs to N.Kandasamy. Measurements : East-West on both the sides - 40 ft, North-South on both the sides - 30 ft. Total measurements 1200 Sq.ft or 111.48 Sq.mtr, along with 2163 Sq.ft of building constructed thereon present & future, which includes the unfinished portion on First Floor.							
Location : GPS No. 11.080931, 77.278643			Property Details contact : Jeeva, Mobile No. 94267-94592, Land Line : 0422-4301153/57				
5	Mr.Ganesan.B, Mrs.Angalaarajeshwari, No.88, 89, Palani Andavar Nagar, S-Avinashipalayam, Palladam, Tiruppur - 641 604. (Address common for both above)	Rs.37,27,882/- as on 31.01.2024*	PART - A : All the part and parcel of land and building situated at Tiruppur Registration District, Palladam Sub Registration District, comes under Pongallur Panchayat Union and limits of South Avinashipallayam Village Panchayat Board, Patta No. 1009 & 987, lands to a total extent of Punjai Acre 6.03, in S.F.No. 196/1A (Punjai Hec 1.06.5 (Punjai Acre2.23)) and in S.F.No.196/2 (Punjai Hec 1.37.5 (Punjai Acre 3.40)) pooled together as Housing Layout and named as	Physical Possession	Rs.31,00,000/-	Rs.3,10,000/-	21.03.2024 (Thursday) at 5.00 PM to 5.30 PM
"Palaniandavar Nagar-I", in that Site No. 88, with following Boundaries and Measurements : Boundaries : North of - Site No. 83, South of - 23 feet vide East West Layout Road, East of - Site No. 87, West of - Site No. 89. Measurements : at centre, East-West both side - 24 ft, North-South both side - 50 ft. Total measurements of 1200 Sq. ft or 111.48 Sq.mtr, along building thereon present and future, including easementary rights, common pathway rights etc. PART - B : All the part and parcel of land and building situated at Tiruppur Registration District, Palladam Sub Registration District, comes under Pongallur Panchayat Union and limits of South Avinashipallayam Village Panchayat Board, Patta No. 1009 & 987, lands to a total extent of Punjai Acre 6.03, in S.F. No. 196/1A (Punjai Hec 1.06.5 (Punjai Acre2.23)) and in S.F. No. 196/2 (Punjai Hec 1.37.5 (Punjai Acre 3.40)) pooled together as Housing Layout and named as "Palaniandavar Nagar-I", in that Site No.89, with following Boundaries and Measurements : Boundaries : North of - Site No. 82, South of - 23 feet vide East West Layout Road, East of - Site No. 88, West of - Lands in S.F. No.198. Measurements : at centre, East-West both side - 24 ft, North-South both side - 50 ft. Total measurements of 1200 Sq. ft or 111.48 Sq.mtr, along building thereon present and future, including common pathway rights etc. Both Part A & Part B together totalling to an admeasurement of 2400 Sq.ft. or 222.967 Sq.mtr, along building thereon present and future, including common pathway rights etc. Patta No.1009.							
Location : GPS No. 10.954549, 77.406870			Property Details contact : Karthik, Mobile No.94267-94681, Land Line : 0422-4301153/57				

● For Inspection date & Time prior appointment to be taken.

● EMD amount submission on or before 20.03.2024 before 2.00 P.M

* together with further interest from 01.02.2024 @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.

Note: The sale notice is published on 16.02.2024 in The New Indian Express.

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 assests 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 hereinbelow and any other related documents.

6. Secured Asset is available for inspection based on prior appointment .

7. E-Auction Bid Document can be obtained from the Authorized Officer of HDFC Bank Limited having its office at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours

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 contact Telephone Number 0422-4301152 , 153 & 154.

9. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft in Favour of "HDFC Bank Limited" payable at par in sealed envelope and shall be submitted at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours.

10. Minimum bid increment amount is Rs. 25,000/- For SI.No.1 and Rs.10,000/- For SI.No.2 to 5.

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 No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours.

13. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner on or before a day prior to the date of opening the tender mentioned above in column (G)

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. E-Procurement Technologies Ltd., 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 E-Procurement Technologies Ltd to eligible bidders / prospective purchasers to participate in the online auction at https://hdfcbankltd.auctiontiger.net.

18. Necessary trainings will be provided by-E-Procurement Technologies Ltd 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: 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.

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 : 15.02.2024

Place : Coimbatore

AUTHORISED OFFICER

HDFC Bank Limited

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013



ஏல விற்பனை அறிவிப்பு (E-Auction) அசையா சொத்து / பாதுகாக்கப்பட்ட சொத்து

அமைவிடம் : ஜி பி எஸ் எண். 11.088509, 77.291400	சொத்து குறித்து தொடர்பு கொள்ள வேண்டியவரின் விவரங்கள் : ஜீவா, மொபைல் : 94267-94592, போன் : 0422-4301153/57
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அமைவிடம் : ஜி பி எஸ் எண். 11.082811, 77.378929

ஆமைவிடம் : ஜி பி எஸ் எண். 11.047827, 77.025150	சொத்து குறித்து தொடர்பு கொள்ள வேண்டியவரின் விவரங்கள் : ராமநாதன், மொபைல் : 94267-94706, போன் : 0422-4301153
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மீ.க. -B	ரூ.30,60,564/- 21.03.2024*	திருப்பூர் பதிவு மாவட்டம், திருப்பூர் இணை 1 சார் பதிவு புறப்படும் - திருப்பூர் தொகுதி கிராமத்தின்	கொளநிலை (Rhyngel)	ரூ.21,80,000/-	ரூ.2,18,000/-	21.03.2024 (வரியாழக்கிழமை) 1.00
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அமைவிடம் : ஜி பி எஸ் எண். 11.080931, 77.278643	சொத்து குறித்து தொடர்பு கொள்ள வேண்டியவரின் விவரங்கள் : ஜீவா, மொபைல் : 94267-94592, போன் : 0422-4301153/57
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டர் 1.37.5 (புன்செய் ஏக்கர் 3.40)) ஆகிய நிலங்கள் ஒன்றிணைக்கப்பட்டு ஒரு வீட்டுமனைப் பிரிவு உருவாக்கப்பட்டு “பழனியாண்டவர் நகர்-1” எனப்பெயரிடப்பட்டது. இதிலடங்கிய நிலம் மற்றும் கட்டிடம் கே

அமைவிடம் : ஜி பி எஸ் எண். 10.954549, 77.406870 சொத்து குறித்து தொடர்பு கொள்ள வேண்டியவரின் விவரங்கள் : கார்த்திக், மொபைல் : 94267-94681, போன் : 0422-4301153/57

- தேதி : 15.02.2024
இடம் : கோயமுத்தூர்
- அதிகாரம் பெற்ற அலுவலர்
ஹைச் & எஃப் சி பேங்க் லிமிடெட்

பதிவு அலுவலகம் : ஹெச் டி எஃப் சி பேங்க் ஹவுஸ், சேனாபதி பபட் மார்க், லோயர் பேரல் (மேற்கு), (மும்பை - 400 013)