

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 Borrowers and guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken 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" on **13-02-2025** for Recovery of Rs. 1,44,79,043.52 (Rupees One Core Fourty Four Lacs Seventy Nine Thousand and Fourty Three and Fifty Two Paise.)due to HDFC Bank Ltd. (Secured Creditor) as on 05-12-2024 from 1) MANGALAM GOLD COVERING, 574 REKHA MANDIRAM 10, ERAVIPURAM,KOLLAM,KERALA-691011 2) Mrs. SUVARNA LETHA, 574 REKHA MANDIRAM 10, ERAVIPURAM,KOLLAM,KERALA-691011 and 3) Mr. PUSHPANGATHAN NANU, 574 REKHA MANDIRAM 10,ERAVIPURAM,KOLLAM,KERALA-691011.

The reserve price will be **Rs.61,00,000/-**(Rupees Sixty One Lakhs only) and the earnest money deposit will be **Rs.6,10,000/-** (Rupees Six Lakhs and Ten Thosund Only)

Description of the Secured asset: All that piece and parcel of land having an extent of 06.06 Ares in made up of 02.26 Ares in Re.S.No.554/15 and 03.80 Ares in Re.S.No.554/2-2 in S.No.4944,4946 together with a building bearing no.E.Z.XI/1181/576 situated in Eravipuram Village,Kollam Thaluk in Sub Registration district of kollam and in the Registration District of Kollam, Which is 0.70 Ares in S.No.4944 and 5.36 Ares in S.No.4946 as per the title deed No.1210/84 more particularly described in the Description hereunder Written.

Details of any encumbrances, known to the Bank :- NIL

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

Date : 23-01-2025
Place Kollam

Authorized officer

HDFC Bank Ltd.

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, a notice dated 10-12-2018, for the recovery of a sum of Rs. 1,14,09,104.18/- (Rupees One Crore Fourteen Lacs Nine Thousand One Hundred Four and Eighteen Paise Only) from 1) MANGALAM GOLD COVERING, 2) Mrs. SUVARNA LETHA and 3) Mr. PUSHPANGATHAN NANU (Hereinafter referred to as 'the borrower') was issued to the borrowers and co borrowers respectively.

And whereas the secured asset mentioned in the Schedule was taken possession on 23-November-2019. Whereas the sale of secured asset is to be made to recover the secured debt.

And Whereas the Secured asset is to be made to recover the secured debt of Rs. 1,44,79,043.52 (Rupees One Core Fourty Four Lacs Seventy Nine Thousand and Fourty Three and Fifty Two Paise.)as on 23-01-2025, , plus interest, cost and other charges from 23-01-2025

The Borrower and Co borrowers/ guarantor failed to pay the amount as aforementioned. Hence Bank is Conducting an auction of the secured asset and the notice is hereby given to the public in general and in particular to the Borrower that the below described immovable property motgaged to the Secured Creditor, the physical posession of which has been taken 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" on 23-12-2024 for Recovery of Rs. 1,44,79,043.52 (Rupees One Core Fourty Four Lacs Seventy Nine Thousand and Fourty Three and Fifty Two Paise.) due to HDFC Bank Ltd. (Secured Creditor) as on 05/12/2024 from 1) MANGALAM GOLD COVERING, 2) Mrs. SUVARNA LETHA and 3) Mr. PUSHPANGATHAN NANU. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by tender at **11 am.** on the said **13-02-2025** at buidling bearing No **E.Z.XI/1181/576 situated in Eravipuram Village,Kollam Thaluk in Sub Registration district of kollam and in the Registration District of Kollam**

The sealed tenders for the purchase of the property shall be received by the Authorized Officer of the Bank till 10.30 am **on the said 13-02-2025**

The sale of the property will be in as is where is condition and the liabilities and claims attaching to the said property, so far as they have been ascertained, are specified in the Schedule.

The description of the property that will be put up for sale is in the Schedule. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of sale. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

Notwithstanding anything stated above, it is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, the sale is liable to be stopped.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The reserve price, below which the property shall not be sold, is **Rs.61,00,000/-**(Rupees Sixty One Lakhs only)

All the tenders submitted for the purchase of the property shall be accompanied by a sum of **Rs.6,10,000/-** (Rupees Six Lakhs and Ten Thousand Only) as EMD by way of a Demand Draft issued by a Scheduled Bank and favouring HDFC BANK Ltd, payable at Kollam. The Demand Drafts will be returned to the unsuccessful bidders.

In case of any dispute arising as to validity of the tender, amount of the bid, EMD or as to the eligibility of the bidder, authorization of the person representing the bidder, the interpretation and decision of the bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and as such time as may be decided by the Bank.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn/discontinue the sale or mode of sale.

Inspection of the property can be done on or before **10 February 2025** between 10.00 AM and 4.00 PM (Working days).

The person declared to be the purchaser shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money to the 'Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

Tenders will be opened as per time, date specified at the address where the tender forms are submitted in the presence of the tenderers.

The Bank reserves its right to accept or reject any or all the offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidders/ tenderers or sell the property through private negotiations with any of the bidders/ tenderers or any other party/ parties. The Bank's decision on this behalf shall be final. The sale certificate shall be issued to the successful bidder in the same name in which the tender is submitted.

Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002 and rules framed thereunder.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of land having an extent of 06.06 Ares made up of 02.26 Ares in Re.S.No.554/15 and 03.80 Ares in Re.S.No.554/2-2 in S.No.4944,4946 together with a building bearing no.E.Z.XI/1181/576 situated in Eravipuram Village,Kollam Thaluk in Sub Registration district of kollam and in the Registration District of Kollam, Which is 0.70 Ares in S.No.4944 and 5.36 Ares in S.No.4946 as per the title deed No.1210/84 more particularly described in the Description hereunder Written.

Extent	- 06.06 Ares
Sy Nos	- 4944 & 4946
Re Sy Nos	- 554/15, 554/2-2
Village	- Ervaipuram
Taluk	- Kollam
District	- Kollam
SRO	- Kollam

Revenue assessed upon the property or any part thereof :- NIL

Details of any encumbrances, known to the Bank, to which the property is liable:- NIL

Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value

Dated this 23rd day of January 2025

AUTHORISED OFFICER

HDFC BANK LTD.