

AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY



HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

BRANCH : HDFC HOUSE, No.29, KAMARAJ ROAD, NEAR CIRCUIT HOUSE, COIMBATORE - 641 018
TEL: (0422) 4343954, 4343957 FAX : (0422) 2222530

Whereas the Authorised Officer of Housing Development Finance Corporation Limited [hereinafter called "HDFC Ltd."] under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of power conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued Demand Notice/s under section 13(2) of the Act calling upon the Borrower(s) whose name/s have been indicated in Column (A) below, to repay the outstanding amounts as mentioned therein within 60 days from the date of receipt of the said Demand Notice.

However, the Borrower indicated in Column (A) having failed to repay the amounts and/or discharge the loan liability / debt in full, the Authorised Officer of HDFC Ltd the Authorised Officer of HDFC Ltd has taken over possession and control of the respective immovable property(ies) / secured asset(s) mortgaged with HDFC Limited, described in column (C) hereinbelow, to recover the said debt / outstanding amounts, in exercise of powers conferred upon the Authorised Officer by section 13 (4) of the Act.

The Authorised Officer issued notice/s to Borrower indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 to pay the entire outstanding dues within 30 days from the date of the notice; else Authorised Officer shall proceed to sell the said Mortgaged Properties / Secured Assets by adopting any of the methods mentioned in Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002. The borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset/s.

Now, the Borrower, mentioned hereinbelow in column (A) in particular and the public in general are hereby informed that the said immovable property(ies) / secured asset(s) would be sold on "as is where is" & "as is what is" condition and with encumbrance basis on the date(s) and time as set out in column (E) by holding Public Auction / inviting bids from the Public in sealed envelopes as envisaged under Rule 8(5)(c) of the Rules and as per the procedure and subject to the applicable terms, conditions and disclaimers.

S. No.	Name & Address of Borrower(s)/ Legal heirs / Legal Representatives	Outstanding Dues to be recovered (Secured Debt) Rs.	Location / Detail(s) of the Immovable Property (ies)/ Secured Asset (s) and Reserve Price (Rs.)	Date(s) of Inspection	Date(s), Time & Place of Opening Tender(s)
	(A)	(B)	(C)	(D)	(E)
1.	Mr. Khalid Ayyammadackal Ayyamadackal House, Cherukudangad Post Near Champlangad School Pallipuram, Pattambi, Palakkad-679305	Rs.67,79,968/- as on 28-02-2018*	All the piece and parcel of land situated at Palakkad District, Ottapalam Sub District, Pattambi Taluk, Thrithala / Njangattiri Amsom Desom, Re SY No. 6, Sy No 299/2A, 299/1, in this part 42 cents, a share of 1/25th of undivided land, Flat No AB-04 in the 3rd Floor in the having built up area 2175 Sq.ft in the apartment complex namely "Puzhayourm Gardens" and a Car park allotted in the basement area. Reserve Price : Rs.40,00,000/- (Rupees Forty Lakhs only)	09.02.2019 (Saturday)	27.02.2019 (Wednesday) at 10.30 AM (Coimbatore)
2.	Mr. Khalid Ayyammadackal Ayyamadackal House, Cherukudangad Post Near Champlangad School Pallipuram, Pattambi, Palakkad-679305	Rs.30,40,983/- as on 28-02-2018*	All the piece and parcel of land situated at Palakkad District, Ottapalam Sub District, Pattambi Taluk, Thrithala/ Njangattiri Amsom Desom, Re SY No. 6, Sy No 299/2A, 299/1, in this part 42 cents, an undivided interest in land of 1.63 cents, Flat No. B-01 in the Ground Floor having built up area 1065 Sq.ft in the apartment complex namely "Puzhayourm Garden" and a Car park (1 Slot) in the basement area. Reserve Price : Rs.20,00,000/- (Rupees Twenty Lakhs only)	09.02.2019 (Saturday)	27.02.2019 (Wednesday) at 12.30 PM (Coimbatore)
3.	Mr. Pradeep Achuthan and Mrs. Beena Sree Kailash, Kumaramputhur, Mannarkkad, Palakkad-678599 (address common for both above)	Rs.15,84,088/- as on 31-05-2018*	Item no-1 (Part A) All the piece and parcel of land situated at Palakkad District, Mannarkad Taluk, Agali village, an extent of 2.80 Ares or 280 Sq.mtr of land in Sy.No. 257/3, with following boundaries. Boundaries: East: Property belong to Muhammed Kunju, South : Chinnathadakam Road, West : Property of E S Alexander, North : Bhavani Puzha. Item no-1 (Part B) All the piece and parcel of land situated at Palakkad District, Mannarkad Taluk, Agali village, an extent of 2.80 Ares or 280 Sq.mtr of land in Sy. No. 257/3, with following boundaries. Boundaries: East: Property belong to Muhammed Kunju, South : Chinnathadakam Road, West: Property of E S Alexander, North : Bhavani Puzha Total measurements of Item No.1 (Part-A) and (Part-B) is 5.60 Ares or 560 Sq.mtr. Reserve Price : Rs.14,00,000/- (Rupees Fourteen Lakhs only)	09.02.2019 (Saturday)	27.02.2019 (Wednesday) at 2.30 PM (Coimbatore)

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

NOTE: To the best of knowledge and information of the Authorized Officer of HDFC, there is an encumbrance in respect of the above immovable property / Secured Asset which is not binding on HDFC Ltd.

TERMS & CONDITIONS OF SALE

- Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed Invitation to Bid Document, Declaration, Offer Letter, this Public Notice and any other related documents.
- The Bid Document can be collected / obtained from the Authorized Officer of Housing Development Finance Corporation Limited (HDFC) having his office at HDFC Ltd, HDFC House- No 29, Kamraj Road, Near Circuit House, Coimbatore -641018 on any working day during office hours.
- The Invitation to Bid Document will also be available at site on the respective date fixed for inspection of the Immovable Property / Secured Asset.
- Properties / Secured Assets are available for inspection on prior appointment on the date mentioned above in column (D)
- 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 Contact No .0422 4343954 & 57.
- Earnest Money Deposit (EMD) amount of 10% Offer amount shall be deposited by the bidders through Demand Draft / Pay Order in Favour of "HDFC Limited" payable at par in sealed envelope and shall be submitted at HDFC Ltd, HDFC House, No 29, Kamraj Road, Near Circuit House, Coimbatore -641018 on or before indicated in Column (E)
- The offer amount shall be above Reserve Price.
- Sealed Tenders (in the prescribed Invitation to Bid Document only) along with 10% of the offer amount towards Earnest Money Deposit (EMD) should be deposited at Coimbatore above mentioned Office address on or before a day prior to the date of opening of tender mentioned above in Column (E)
- Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated in Column (E) hereinabove shall be treated as invalid. Conditional offers shall also be treated as invalid.
- The auction will be conducted on the date and time indicated in Column (E). Bids will be opened on the date and time indicated in Column (E) in the presence of the Authorised Officer. The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, inter alia, for negotiations / raising / revising / improving their respective bids / offers.
- The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
- On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Ltd or its Authorised Officer.
- 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 Ltd will not entertain any claim or representation in that regard from the bidders.
- 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.
- The sale shall be conferred on the highest bidder subject to confirmation by HDFC Ltd.
- 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.
- 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.
- The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately Ltd 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.

Date : 23-01-2019
Place : Coimbatore

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai- 400020

AUTHORISED OFFICER
HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

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