

Sale notice for sale of immovable properties

(Sale through e-bidding only)



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Branch: A - 901, 9th Floor, Marathon Futurex Mafatlal Mills Compound, N M Joshi Marg, Lower Parel East, Mumbai-400013.

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

Tel: 022-66113020. CIN L70100MH1977PLC019916. Website: www.hdfc.com

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 provision to Rule8(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 Housing Development Finance Corporation Limited (HDFC Ltd) Secured Creditor, will be sold on “As is where is”, “As is what is”, and “What ever 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 Housing Development Finance Corporation Limited (HDFC Ltd) Secured Creditor’s website i.e. **www.HDFC.Com***

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Name/s of Borrower(s)/ Mortgager(s)/ Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	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
MR. ZINJAL SUDHIR RAMCHANDRA & MRS. ZINJAL SMITA SUDHIR	Rs.12,82,826/- as on 31-JULY-2015*	FLAT NO. 101, 1 ST FLOOR, SHREE SATGURU GARDEN, BLDG-4, S NO. 191, 192, VILLAGE KEVASAR, GHODBUNDER ROAD, THANE [W] 400 601 Admeasuring 472 sq. ft. Built Up area equivalent to 43.86 sq. meters Built Up area or thereabouts.	PHYSICAL POSSESSION	Rs. 40,00,000/-	Rs.4,00,000/-	06.03.2019 11.00 am to 12.00 noon

*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.

ILLUSTRATION ON DISCLOSURE OF ENCUMBRANCES

In abovementioned case of MR. ZINJAL SUDHIR RAMCHANDRA & MRS. ZINJAL SMITA SUDHIR an outstanding amount for Rs. 1,15,000/- is due to Society as on 31-DEC-2018, will be cleared by prospective purchaser.

Date: 01.02.2019

for Housing Development Finance Corporation Ltd.

Sd/-

Place: Mumbai

Authorised Officer

NOTE: THE SALE NOTICE IS PUBLISHED ON 02-FEB-2019 IN FREE PRESS JOURNAL (ENGLISH) AND NAVSHAKTI (MARATHI)

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 Ltd.
2. However, the Authorised Officer / HDFC Ltd 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, sundry creditors, vendors, suppliers and other charges known and unknown, 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 on **20-FEB-2019** between **11.00 am to 4.00 pm**.
7. E-Auction Bid Document can be obtained on-line from the website <https://eauctions.samil.in/hdfc> or can be obtained at **A - 901, 9th Floor, Marathon Futurex, Mafatlal Mills Compound, N M Joshi Marg, Lower Parel East, Mumbai- 400013**.
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 Mr. Debjyoti Roy of **M/s. Shriram Automall India Ltd**. Through Mobile No. +91-9874702021, E-mail ID: debjyoti.r@samil.in or from the Authorised Officer of HDFC Ltd. Through **Telephone 022-66113020**.
9. Earnest Money Deposit (EMD) amount as mentioned above 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 **A - 901, 9th Floor, Marathon Futurex, Mafatlal Mills Compound, N M Joshi Marg, Lower Parel East, Mumbai- 400013**.
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 alongwith the details of payment of EMD shall be submitted at **A - 901, 9th Floor, Marathon Futurex, Mafatlal Mills Compound, N M Joshi Marg, Lower Parel East, Mumbai- 400013.**
13. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is **04-MAR-2019.**
14. Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated at sr. no 13 hereinabove shall be treated as invalid.
15. Conditional offers shall be treated as invalid.
16. **Shriram Automall India 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 **M/s. Shriram Automall India Ltd.** to eligible bidders / prospective purchasers to participate in the online auction at <https://eauctions.samil.in/hdfc>
18. Necessary trainings will be provided by **M/s. Shriram Automall India 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 Ltd 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 Ltd 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 Ltd.
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 Ltd. 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 Ltd 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 Limited to deal with sale of Immovable property can be obtained only from the office of HDFC Ltd at the address mentioned above.

Date: 01.02.2019

Place: MUMBAI

For Housing Development Finance Corporation Ltd.

Naresh Desai
(Authorised Officer)