

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

Whereas the undersigned being the Authorized Officer of Housing Development Finance Corporation Limited [hereinafter called "HDFC Limited"] under the Securitization 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 notices under section 13(2) of the Act calling upon the Borrower(s)/Mortgagor(s) as the case may be, whose name/s have been indicated in column (A) below, to repay the outstanding amount indicated in column (B) written against each of them within 60 days from the date of receipt of the said notice or within 60 days from date of publication of the demand notice in the newspapers, as applicable.

However, upon the Borrower(s)/Mortgagor(s) / Legal Heir(s) and Legal Representative(s) as the case may be having failed to repay the amount/s and/or discharge the loan liability in full, the Authorized Officer of HDFC Ltd has taken over possession and control of the respective immovable properties / secured assets mortgaged with HDFC Limited, described in column (C) herein below, to recover the said outstanding amount, in exercise of powers conferred on the Authorized Officer under section 13 (4) of the Act.

Further, Notice is hereby given to you all i.e. the Borrower(s)/Mortgagor(s) / Legal Heir(s) and Legal Representative(s) as the case may be, under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 that the Authorized Officer of HDFC Ltd. shall now proceed to sell the immovable properties / secured assets mentioned below by adopting any of the methods mentioned in Rule 8(5) of the above Rules. Further, if the sale proceeds of such sale are not sufficient to cover the entire outstanding dues of HDFC Ltd., then (you all) the Borrower(s)/Mortgagor (s) / Legal Heir(s) and Legal Representative(s) as the case may be shall be jointly and severally liable to pay the amount that falls short of total dues in the respective loan account(s) to HDFC Ltd.

Now, the Borrower(s)/Mortgagor(s) / Legal Heir(s) and Legal Representative(s) as the case may be, mentioned herein below in column (A) in particular and the public in general are hereby also informed that the said immovable properties / secured assets would be sold on "as is where is" & "as is what is" basis on the date as specified in column (D) and on the time and venue as mentioned herein by inviting tenders from the public in sealed envelopes as envisaged under rule 8(5)(b)(c) of the rules and as per the procedure followed by the terms and conditions stated below.

**For detailed terms and conditions of the sale, please Visit the Secured Creditor's (HDFC) Website i.e. www.HDFC.com or the same may be collected from our regional office along with tender form.**

Sl. No.	Name/s of Borrower(s)/ Mortgagor (s) / Guarantor(s) / as the case may be	Outstanding Dues to be recovered (Secured Debt) (Rs.)	Location / Detail(s) of the Immovable Property (ies)/ Secured Asset (s), Reserve Price (Rs.) (1 Sq. mtr. is equivalent to 10.76 Sq. ft.)	Date and time of Auction	Type of the Possession
	(A)	(B)	(C)	(D)	
1.	<b>Borrower : Mr.K.Karuppanaraja, Co - Borrower / s : N.R. Divya, K. Chitra,</b> A/c Nos : 625921534 & 624507724, Door No. 9/29, Kottathu Aranmanai Street, Bodinayakanur, Theni Allinagaram - 625513.	<b>Rs.51,79,210/-</b> As on 30-Nov-2019 <b>(Total outstanding Rs.75,03,592/-</b> <b>As on 30-Nov-2022)*</b>	All that piece and parcel of plot in Theni District, Bodinayakanur Taluk, Periakulam Registration District, Bodinayakanur Sub Registration District, Bodinayakanur Municipal Town, Old Ward No.6, New Ward No.29, Kottathuaranmanai East Lane, Survey Ward No.2, S.Nos.2531, 2534, Door No.9, Assessment No.16042, comprising site and superstructure abounded by, North: Property of Sethuram in S.No.2531, South: Property of Muthusamy, East: Property of Muthusamy in S.No.2534 & Property of Karuppanan Servai, West: North south road and Property in S.No.2533, First Part measuring East west 53 feet, North south on western side 35.5 feet North south on Eastern side 29 feet Second Part measuring East west 6 feet North south 15 feet Totaling Both Parts 1800 Sq.ft. (167.2255 Sq. Mtr.) <b>Reserve Price : Rs.59,00,000/-</b>	<b>27 - December - 2022</b> <b>11.00 a.m Noon to 12.00 Noon</b>  <b>Minimum Bid Increment Rs.10,000/-</b>	<b>Physical</b>
2.	<b>Borrower : Mr.Peter,</b> A/c No : 638449502, Plot 5, S.No. 78, House 1/151-23 Golden City - 2, Keelvadagarai Periyakulam, Theni - 625601.	<b>Rs.20,28,371/-</b> As on 30-Jun-2021 <b>(Total outstanding Rs.24,76,465/-</b> <b>As on 24-Nov-2022)*</b>	Periyakulam Registration District And Taluk, Periakulam Joint II Registrar Office, Keelvadakarai Village, Lands in S.No.78/1A as per sub division S.No.78/1A2 measuring 52.1/2 cents divided into house plots under the name and style of "Golden City-2". In that, Plot No.5, comprising site and superstructure identified as D.No.1/151-23, New D.No.2/256-3 abounded by, North - Meenakshi Sundram Plot, East - Plot No 6 Vacant Land, North - 17 Feet Wide East To West Road, West - Plot No 4 Vacant Land. Measuring : East To West Both Side 40 Feet. South To North East Side 34. 1/2 And West Side 35 Feet Thus Total Measuring 1390 Feet (129.18 Sq Meter) Plot, Along With Rcc Building Measured 1060 Sq Ft (98.51 Sq Mtr) Constructed There On With Electricity Service Connection, Meter, Meter Deposit, Water Service Connection And All Rights of Pathway And Easements Rights Thereon. <b>Reserve Price : Rs.22,00,000/-</b>	<b>27 - December - 2022</b> <b>12.00 Noon to 01.00 p.m</b>  <b>Minimum Bid Increment Rs.10,000/-</b>	<b>Physical</b>

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

**We invite your attention to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.**

The secured asset is being sold on "AS IS WHERE IS" and "AS IS WHAT IS" basis. 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. 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. 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 IA of Income Tax Act.

### TERMS & CONDITIONS OF SALE:

- Sale is strictly subject to the Terms & Conditions stipulated in the prescribed Tender Document and in this Notice. Further details of the immovable properties / Secured Assets and Tender Documents obtained from the Authorized Officer of Housing Development Finance Corporation Limited (HDFC) - No.406, Sakthi Sivam Plaza, Pumping Station Road, 9th Cross, K.K.Nagar (East), Madurai - 625 020 within working hours of any working day i.e 9.30 am to 5.15 pm. Property is available for inspection between 10.30AM to 12.30 PM on the date **10<sup>th</sup> - December - 2022**. In case of any difficulty in obtaining Tender Documents or Inspection of Property(ies) and for queries please contact : **98187 14307**.
- Sealed Tenders (in the prescribed Tender Documents along with 10% of the offer amount towards Earnest Money Deposit (EMD) should be deposited in the Tender Box kept at HDFC Limited, - No.406, Sakthi Sivam Plaza, Pumping Station Road, 9th Cross, K.K.Nagar (East), Madurai - 625 020, on or before **26 - December - 2022**, 5.00 pm Payments should be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Limited" payable at Madurai. Tenders that are not duly filled up or tenders not accompanied by the EMD or Tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. Documents along with Tender Documents/ Online Auction catalogue the Tenderer/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 tenderer/ offeror herself/himself.
- The Borrower of the immovable property / Secured Assets may, if they so desire, give / sponsor their best possible valid offer(s) for the immovable property / Secured Assets offered for sale provided that the terms and conditions of sale are duly complied with.
- Statutory dues like property taxes / cess and / or Builder / Society dues, contribution to building repair funds, transfer charges etc. should be ascertained by the tenderer(s) / offerer(s) / prospective purchaser(s) and the same shall be paid by the purchaser prior to execution of the Sale Certificate. The stamp duty and registration charges as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.
- The public in general and the tenderers/offerers are hereby cautioned from dealing with any individual or persons representing or claiming to be authorized agent/s of HDFC. Please do not come in trap of unscrupulous brokers/estate agents.
- HDFC Limited reserves its right to accept or to reject the highest and / or all offer/s without assigning any reasons whatsoever.
- On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Ltd or its Authorised Officer.
- Upon receipt of Bid with the necessary documents as mentioned therein and in this sale notice within the stipulated date and time mentioned in column (D) , a password/ user ID would be provided by E-Procurement Technologies Limited, to eligible bidders for participation in online auction.
- The e-bidding would commence and end at the time indicated in Column (D) 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.
- E-Procurement Technologies Ltd., would be assisting the Authorized Officer in conducting the auction through an e-bidding process.
- 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://hdfcltd.auctiontiger.net>
- Necessary trainings will be provided by E-Procurement Technologies Ltd., for the purpose.
- 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
- 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. Payment should be made only by DD/RTGS.

**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.

**In case of any difficulty in obtaining Tender Documents/ Online Auction catalogue or inspection of the immovable properties / Secured Assets and for queries, please contact :  
HDFC Limited on 98187 14307.**

**Date : 26 - November - 2022**  
**Place : Madurai**

**For Housing Development Finance Corporation Limited**  
**sd/- Authorised Officer**

