

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Sale through e-bidding only)



WITH YOU RIGHT THROUGH

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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

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

Regional Office : HDFC Ltd., HDFC House, No-51, Kasturba Road, Bangalore -560001 Tel: 080-41182000

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 Rule 8(B) 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 Housing Development Finance Corporation Limited (HDFC Ltd) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever 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)
Sr. No	Name(s) of Borrower(s)/ Mortgagor(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
THANE [W]							
1	Mr. Sandeep Gururaj (Borrower) Loan Account No: 616427392	Rs. 78,50,271/-Rupees Seventy Eight Lakhs Fifty Thousand Two Hundred and Seventy One Only due as on 31.07.2019 *	All that piece and parcel of residential Two bedroom apartment, bearing Flat No. 1904, constructed on the 19th floor, in Block Wing- W-17, having carpet area of 640 sq.ft.(59.48 sq.mtrs.) with one car parking in the building having codename 'BIG BANG' developed by LODHA, Ishwer Realty and Technologies Pvt. Ltd. situated on Survey Numbers 633, 634, 638, Balkum Village, Dhokali, Kolshet Road, Thane District, Maharashtra.	SYMBOLIC POSSESSION	Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only)	Rs. 8,80,000/- (Rupees Eight Lakhs Eight Thousand Only)	10.01.2020 11.00 am to 12.00 noon
1.	Inspection Date & Time: 21-DEC-2019 between 11.00 am to 4.00 pm						
2.	Minimum bid increment amount: Rs. 25,000/-						
3.	EMD Amount Submission on or before : 08-JAN-2020						

*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 PARTLY DISBURSED CASES WHERE THE VENDOR / BUILDER - DEVELOPER CLAIMS TO HAVE RECEIVED PART OF THE SALE CONSIDERATION.

1) In the abovementioned case of MR SANDEEP GURURAJ Out of the total sanctioned loan of Rs. 75,11,700/- (Rupees Seventy Five Lakhs Eleven Thousand Seven Hundred only), HDFC has disbursed an amount of Rs. 73,28,372/- (Rupees Seventy Three Lakh Twenty Eight Thousand Three Hundred Seventy Two only). In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor prior to submitting the Bid Documents / Tender Documents / Offer Documents.

In abovementioned case of Mr. Sandeep Gururaj outstanding amount due to Builder shall be cleared by HDFC Ltd. except the transfer and other related charges.

Date: 06-DEC-2019

Place: Mumbai

For Housing Development Finance Corporation Ltd.

Sd/-
Authorised Officer

स्थावर मिल्कर्टीच्या विक्रीकरिता विक्री सूचना

(केवळ ई-बोली मार्फत विक्री)



WITH YOU, RIGHT THROUGH

हाऊसिंग डेव्हलपमेंट फायनान्स कॉर्पोरेशन लिमिटेड

नोंद. कार्यालय: रेमन हाऊस, एच. टी. पारेख मार्ग, १६९, बॅंकेचे रेलमेशन, चर्चिगेट, मुंबई-४०० ०२०.

शाखा कार्यालय: ए-१०१, १ वा मजला, मीबॉन म्युब्लेस मकतलाल मिल्स कंपाउंड, एन. एच. बोधी मार्ग, लोअर पार्ल पूर्व, मुंबई-४०० ०१३.

विभागीय कार्यालय: एचडीएफसी लि., एचडीएफसी हाऊस क्र. ५१, कलनुबा रोड, बॅंगलोर-५६० ००१. दूर. क्र. ०८०-४११८१०००

दूरध्वनी क्र.: ०२२-६६११ ३०२०, सीआयएस: एन ७०१०० एमएच १९७० पीएलसी ०१९९१६ वेबसाईट: www.hdfc.com

सिन्धुगिटाव्हेसन ऑफ रिन्ड्रेशन ऑफ फायनान्स अल असेट्स् ऑफ एन्फोर्सेमेंट ऑफ सिन्धुगिटा इटोस्ट अँड, २००१ सहवाचता सिन्धुगिटा इटोस्ट (एन्फोर्सेमेंट) क्लस, २००२ च्या नियम ८(६) च्या तत्सुद्धीन्वे स्वावर मतेच्या विक्रीकरिता ई-लिलाव विक्री सूचना. सर्वसामान्य जनता आणि विशेषत: रकाना क्र. (ए) मध्ये दर्शविलेले कर्जदार आणि हमीदार बांना सूचना याद्वारे देण्यात येते की, रकाना (सी) मध्ये वर्णन केलेल्या खालील स्थावर मिल्कट (ती) या तारण धर्माकडे गहाण/प्रभारित आहे, ज्यांचा अन्वयिक/प्रत्यक्ष करवा हा तारण धर्माकडे हाऊसिंग डेव्हलपमेंट फायनान्स कॉर्पोरेशन लिमिटेड (एचडीएफसी लि.) च्या प्राधिकृत अधिकाऱ्यांना रकाना (डो) मध्ये वर्णन केलेल्यानुसार घेतला आहे, त्या खालील मूद तपशिलांनुसार "जे आहे तेथे आहे", "जे आहे जसे आहे" आणि "जे काही आहे तेथे आहे" तत्वावर विकण्यात येणार आहेत.

सिन्धुगिटा इटोस्ट (एन्फोर्सेमेंट) क्लस, २००२ च्या नियम ८(६) अन्वये रकाना (ए) मध्ये मूद कर्जदार/गहाणकार/संबंधित कर्जदार/गहाणकार (मगत असल्यास) बांचे कायदेशीर वारस, कायदेशीर प्रतिनिधी (ज्ञात किंवा अज्ञात), निष्पादक, प्रशासक, उत्तराधिकारी आणि अभिहस्ताकिती जे कोणी असतील ते यांना सूचना याद्वारे देण्यात येत आहे.

विक्रीच्या तपशिलवार अटी आणि शर्तीकरिता कृपया तारण धर्माकडे हाऊसिंग डेव्हलपमेंट फायनान्स कॉर्पोरेशन लिमिटेड (एचडीएफसी लि.) ची वेबसाईट म्हणजेच www.HDFC.Com मध्ये पुढिलेल्या लिंकचा संदर्भ घ्यावा.

	(ए)	(बी)	(सी)	(डी)	(ई)	(एफ)	(जी)
अ. क्र.	कर्जदार/गहाणकार/हमीदार संबंधित कर्जदार/गहाणकार/हमीदार (मगत असल्यास) बांचे कायदेशीर वारस, कायदेशीर प्रतिनिधी (ज्ञात किंवा अज्ञात), निष्पादक, प्रशासक, उत्तराधिकारी आणि अभिहस्ताकिती जे कोणी असतील ते बांच्या नावे	वसूल करावयाची शक्यताकी रक्कम (तारण कर्ज) (रु.) *	स्थावर मिल्कट/तारण मतेचा तपशील/ (१ चौ.मी. हे १०.७६ चौ.फू. शी समतुल्य)	कव्हाचा प्रकार	राखीव किंमत (रु.)	इसारा अनामत रक्कम (रु.)	लिलावाची तारीख व वेळ

टाणे(प)

१. श्री. संदीप गुक्ताज (कर्जदार) कर्ज खाते क्र.: ६१६४१०८११	रु. ७८,५०,२०१/- रुपये अट्ट्याहतर लाख पन्नास हजार दोनशे एकाहतर मात्र) ३१.०७.२०१९ ^{००} रोजी प्रमाणे बळीत	सर्व्हे क्रमांक ६३/३, ६३/४, ६३/८, बाल्कन गाव, डोकळी, कोलसेट रोड, टाणे जिल्हा महाराष्ट्र. येथे स्थित लोवा, झेवर रियलिटी व टेन्नांलांबीसद्वारे 'विंग बी' डेव्हलपमेंट असे कोड नाव असलेल्या इमारतीमधील ६४० चौ. फू. (५९.४८ चौ. मी.) चर्ट क्षेत्र असलेल्या ब्लॉक/विंग-डब्ल्यू-१७ मधील १९व्या मजल्यावर बांधकामित फ्लॉट क्र. १९०४ धारक निवासी दोन बेडरूम अपार्टमेंट त्यासह एक कार पार्किंग चे ते सर्व भाग व विभाग.	सांकेतिक कव्हा	रु. ८८,००,०००/- (रुपये अट्ट्याहतर लाख मात्र)	रु. ८,८०,०००/- (रुपये आठ लाख ऐंशी मात्र)	रु. १०,०१,२०२० स. ११.०० ते. १२.१२.००
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१. तपसणीची दिनांक व वेळ-११ डिसेंबर, २०१९ स. ११.०० ते दु. ०४.००
२. बोलीवादीची कमीतकमी रक्कम- रु. २५,०००/-
३. इतर रक्कम सादरकरण यादिवशी किंवा यापूर्वी: ८-बाणे-२०१९

* सह एकरित प्रयोजनानुसार २. सा. १८% दराने गुढील व्याज, त्याचे प्रदान आणि/किंवा वसुलीच्या तारखेपर्यंत आलेला अनुषंगिक खर्च, परिचय, प्रभार, इ. भाराच्या माहितीचा तपशील

विक्री मोबदल्याचा भाग प्राप्त झाल्याचा दावा करणारे विक्रेते/विल्डर-डेव्हलपर असतील अशा प्रदान झालेल्या प्रकरणात.

- १) श्री. संदीप गुक्ताज बाबतीत मंजूर एकूण कर्ज रक्कम रु. ७५,११,७००/- (रुपये पन्नाहतर लाख अकरा हजार सातशे मात्र) पैकी एचडीएफसीने रु. ७३,२८,३७९/- (रुपये श्याहतर लाख अठ्ठवीस हजार तीनशे बाहतर मात्र) च्या रकमेचे वाटप केले त्यामुळे संभाव्य खोदीदाराना बोली दस्तावेज/निविदा दस्तावेज/प्रस्ताव दस्तावेज सादर करण्यापूर्वी विक्रेत्यांची धकवाकी रकमेची स्वतंत्रपणे चौकशी करण्याची विनंती करण्यात येत आहे.
- श्री. संदीप गुक्ताज बाबतीत मूद बाबतीत विल्डरची जी रक्कम धकवाकी होती ती हस्तांतर आणि अन्य संबंधित प्रभार बाजूने एचडीएफसी लि. द्वारा पूर्ण काढ्यात येईल.

हाऊसिंग डेव्हलपमेंट फायनान्स कॉर्पोरेशन लिमिटेडद्वारे
सही/-
प्राधिकृत अधिकारी

दिनांक: ०६-डिसेंबर-२०१९.
स्थळ: मुंबई.

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 “Whatever 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
<p>Mr. Sandeep Gururaj (Borrower)</p> <p>Loan Account No: 616427892</p>	<p>Rs. 78,50,271/- Rupees Seventy Eight Lakhs Fifty Thousand Two Hundred and Seventy One Only) due as on 31.07.2019 *</p>	<p>All that piece and parcel of residential Two bedroom apartment, bearing Flat No. 1904, constructed on the 19th floor, in Block/Wing- W-17, having carpet area of 640 sq.ft.(59.48 sq.mtrs.) with one car parking in the building having codename 'BIG BANG' developed by LODHA, Ishwer Reality and Technologies Pvt. Ltd. situated on</p>	<p>SYMBOLIC POSSESSION</p>	<p>Rs.88,00,000/- (Rupees Eighty Eight Lakhs Only)</p>	<p>Rs. 8,80,000/- [Rupees Eight Lakhs Eighty Thousand Only]</p>	<p>10.01.2020</p> <p>11.00 am to 12.00 noon</p>

		Survey Numbers 63/3, 63/4, 63/8, Balkum Village, Dhokali, Kolshet Road, Thane District, Maharashtra.				
1. Inspection Date & Time: 21-DEC-2019 between 11.00 am to 4.00 pm 2. Minimum bid increment amount: Rs. 25,000/- 3. EMD Amount Submission on or before : 08 -JAN-2020						

*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.

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IN PARTLY DISBURSED CASES WHERE THE VENDOR / BUILDER – DEVELOPER CLAIMS TO HAVE RECEIVED PART OF THE SALE CONSIDERATION.

- 1] In the abovementioned case of MR SANDEEP GURURAJ Out of the total sanctioned loan of Rs. 75,11,700/- (Rupees Seventy Five Lakhs Eleven Thousand Seven Hundred only), HDFC has disbursed an amount of Rs. 73,28,372/- (Rupees Seventy Three Lakh Twenty Eight Thousand Three Hundred Seventy Two only). In the circumstances, the prospective purchasers are requested to independently ascertain amounts that might be due to the Vendor prior to submitting the Bid Documents / Tender Documents / Offer Documents.

In abovementioned case of Mr. Sandeep Gururaj outstanding amount due to Builder shall be cleared by HDFC Ltd. except the transfer and other related charges.

Date: 06-12-2019

for Housing Development Finance Corporation Ltd.

Place: Mumbai

Sd/
Authorised Officer

Note: The sale notice is published on 07-DEC-2019 in Free Press Journal (English) and Navshakti (Marathi)

TERMS & CONDITIONS OF SALE:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Secured Asset is available for inspection on **21-DEC-2019** between **11.00 am to 4.00 pm**.
10. 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**.
11. 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**.
12. 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.**

13. Minimum bid increment amount is **Rs. 25,000/-**
14. **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.**
15. 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.**
16. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is **08-JAN-2020.**
17. 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.
18. Conditional offers shall be treated as invalid.
19. **Shriram Automall India Ltd** would be assisting the Authorized Officer in conducting the auction through an e-bidding process.
20. 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>
21. Necessary trainings will be provided by **M/s. Shriram Automall India Ltd.** for the purpose.
22. The auction by way of e-bidding will be conducted on the date and time indicated in Column (G).
23. The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
24. On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Ltd or its Authorised Officer.
25. 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.

26. 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.
27. 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.
28. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC Ltd.
29. 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.
30. 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.
31. 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.

For Housing Development Finance Corporation Ltd.

Date: 07-DEC-2019

Place: MUMBAI

Naresh Desai
(Authorised Officer)