

APPENDIX – IV-A

(See proviso to rule 8 (6))

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 and legal heris of the borrower that the below described immovable property mortgaged/charged 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 **15-February-2022 at HDFC Bank Ltd, First Floor, Vattekkat Arcade, Marar Road.Trichur-680001**, for Recovery of Rs 58,34,225.18/- (Rupees Fifty Eight Lakhs Thirty Four Thousand Two Hundred And Twenty and Eighteen Paise Only) due to HDFC Bank Ltd. (Secured Creditor) as on 17-01-2022 from **1) Simi Surendran, W/o Late Surendran C N, Chalil House, Kadayiruppu PO, Kolenchery-682311, Ernakulam, Also at: (i) 339, KIZHAKKECHALIL, AICKARANADU, Cochin, (ii) Door No. 9/106, Kizhakkechalil House, Mangalam PO, Mangalam Junction, Palakkad-678672, 2). ATHIRA S NAIR, D/o Late Surendran CN, Chalil House, Kadayiruppu PO, Kolenchery-682311, Ernakulam, Also at: (i) 339, KIZHAKKECHALIL, AICKARANADU, Cochin, (ii) Door No. 9/106, Kizhakkechalil House, Mangalam PO, Mangalam Junction, Palakkad-678672, 3) ARJUN S NAIR, S/o Late Surendran CN, Chalil House, Kadayiruppu PO, Kolenchery-682311, Ernakulam, Also at: (i) 339, KIZHAKKECHALIL, AICKARANADU, Cochin, (ii) Door No. 9/106, Kizhakkechalil House, Mangalam PO, Mangalam Junction, Palakkad-678672.**

The reserve price will be Rs. 25,00,000/- (**Rs Twenty Five Lakhs Only**) and the earnest money deposit will be **Rs. 6,25,000/- (Rupees Six Lakh Twenty Five Thousand only).**

Description of the Secured asset: All that piece and parcel of land having an extent of 0.0141 Hectares in Sy No. 315/ 8 (Block No. 45) with a building thereon along with all rights and improvement thereon comprised in Vadakkanchery village, Alathur Taluk, Palakkad District obtained by CN Surendran as per Sale Deed No. 353/I/2012.
Bounded By (as per Location Certificate No. 1701 of 2012)

East	- Panchayath Road
South	- Property of Muhammed
West	- Property of Muhammed
North	- Property Of Basheer

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

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Bank Ltd, Secured Creditor's website.

<https://www.hdfcbank.com>

Date : 24-01-2022

Place Cochin

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 21-03-2017, for the recovery of a sum of Rs. 28,58,490.36/- (Rupees Twenty Eight Lacs Fifty Eight Thousand Four Hundred And Ninety And Thirty Six Paise Only) from 1) Ms. Simi Surendran, 2) Ms. ATHIRA S NAIR and 3) Mr. ARJUN S NAIR (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 04-12-2018. 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 58,34,225.18/- (Rupees Fifty Eight Lakhs Thirty Four Thousand Two Hundred And Twenty and Eighteen Paise Only) as on 17/01/2022, plus interest, cost and other charges from 18/01/2022.

The Co borrowers/guarantor and legal heirs of borrower 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 Borrowers that the below described immovable property mortgaged 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 **15-February-2022** for Recovery of Rs 58,34,225.18/- (Rupees Fifty Eight Lakhs Thirty Four Thousand Two Hundred And Twenty and Eighteen Paise Only) due to HDFC Bank Ltd. (Secured Creditor) as on 17/01/2022 from late Mr Surendran C N, 1) Ms. Simi Surendran, 2) Ms. ATHIRA S NAIR and 3) Mr. ARJUN S NAIR being the legal heirs of late Mr Surendran C N. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by inviting tenders from public at **3 P.M.** on the said **15-February-2022 at HDFC Bank Ltd, First Floor, Vattekkat Arcade, Marar Road, Trichur-680001**. The first sale notice was issued on 06-07-2019 and the second sale notice was issued on 14-12-2019 and since no bidder was participated sale could not be completed and hence the sale is conducted to be again as per proviso to Rule 9 subclause 1 of Security Interest (Enforcement) Rules, 2002 hence bank is conducting fresh auction of the same and 15 days notice is hereby given to the general public and in particular to the co borrowers, guarantors and legal heirs of the borrower.

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. 25,00,000/-** (Rupees Twenty Five lakhs only)

All the tenders submitted for the purchase of the property shall be accompanied by a sum of **Rs. 6,25,000/- (Rupees Six Lakh Twenty Five Thousand only)** as EMD by way of a Demand Draft issued by a Scheduled Bank and favouring HDFC BANK Ltd, payable at Cochin. 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 **11-February-2022** 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 & parcel of Property having an extent of 0.0141 Hectares in Sy No. 315/ 8 (Block No. 45) in Old Sy. No.253/4, 9 with a building thereon along with all rights and improvement thereon comprised in Vadakkanchery village, Alathur Taluk, Palakkad District obtained by CN Surendran as per Sale Deed No. 353/I/2012

Bounded By (as per Location Certificate No. 1701 of 2012)

East - Panchayath Road
South - Property of Muhammed
West - Property of Muhammed
North - Property Of Basheer

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 24th day of January 2022

Place- Cochin

AUTHORISED OFFICER

HDFC BANK LTD.