

APPENDIX – II-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 that the below described Immovable properties mortgaged /charged to the Secured Creditor, the 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 29.07.2025** for recovery of dues including interest and cost to the HDFC Bank Ltd. from the following Borrowers / Guarantors.

S.No.1: Borrowers: 1.Mr.M.Vinod, 2.Mrs.M.Vidhya, Both at : Flat No-A1203, 12th Floor, Brent Wood, Hiranandani Apartments, Egattur, Siruseri, Chennai-603103; Amount Outstanding: **₹ 81,70,854/-** as on **20.06.2025** with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: All that piece and parcel of **Flat No.F1 in First Floor with a super built up area of 1035 sq ft including common area with car parking and EB connection in building "Shri Siva's Castle" bearing Plot No.20, Old Door No.12, New Door No.18, Elumalai Street, Chennai-600043 along with an undivided extent of 425 sq ft in land out of 1497 sq ft in all total extent of 2697 sq ft of land** comprised in S.Nos.20/1A & 22, then S.Nos.22/1A part and 20/1A1A1C2 part, New Patta RPT 8/A, as per patta T S No.46, Block No.17, Ward-A situated at No.101, EESAA PALLAVARAM Village, Tambaram Taluk, Now Pallavaram Taluk, Kancheepuram District. **S.No.20/1A bounded on the North** by Property belongs to Mr.Ramasamy, South by Property belongs to Mr.Razaq Bai, East by Property belongs to Mr.Ramamurthy and Item-2 Property, West by Elumalai Street measuring on the North to South on the Eastern Side-69 feet, North to South on the Western Side-66 feet, East to West on the Northern Side-31 feet, East to West on the Southern Side-20 feet. **S.No.22 bounded on the North** by Property belongs to Mr.Ramasamy, South by Property belongs to Mr.Ramamurthy, East by Property belongs to Mr.Parthasarathy, West by Item-1 Property measuring on North to South on the Eastern Side-15 feet, North to South on the Western Side-15 feet, East to West on the Northern Side-61 feet, East to West on the Southern Side-62 feet in all total extent measuring 2697 sq ft of land situate within the Registration District of Chennai South and Sub-Registrar Office at Pallavaram (morefully described in Sale deed bearing Doc No.67/2020 dt 03/01/2020).

Reserve Price ₹ 55,00,000/- EMD ₹ 5,50,000/- Bid Multiplier ₹ 50,000/-

E-Auction Time: 11.00 a.m – 11.30 a.m

S.No.2: Borrowers: 1.Mr.N.Malik Faizal Ahmed, No.8/2, Potter Street, Kilpauk, Chennai-600 010, 2.Mr.M.Malik Feroz Ahmed, No-10/8A, Sulajhan Zackriya Avenue, Egmore, Chennai-600 008, 3.M/s.AR Rahman Haj Service Pvt Ltd., Chennai AR Rahman Haj Travels, No-2, No-39/45, Ceebros Centre Basement Office, Montieth Road, Egmore, Chennai-600 068, 4.Mr.Irfan, No-10/8A, Sulajhan Zackriya Avenue, Egmore, Chennai-600 008, 5.Mrs.M.Nousheen Fairose, No-10/8A (6), Sulajhan Zackriya Avenue, Egmore, Chennai-600 008; Amount Outstanding: ₹38,16,497/- as on **20.06.2025** with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: All that piece and parcel of the property bearing **Flat No.S-2, in the Second Floor, having builup area of 491 sq.ft together with undivided share of 245 sq.ft in and out of 2508 sq.ft along with one car park** comprised in Old S.No.101, New S.No.101/44 & 101/45 situated at **Plot No.115 & 116, 2nd Street, Ganapathypuram Colony, Nandambakkam Village, Alandur Taluk, Kancheepuram District** and being bounded on the North by 20 Feet Road, South by 106-A, 107 & 108, East by Plot No. 102, West by Plot No.114 situated within the Sub Registration District of Alandur and Registration District of South Chennai.

Reserve Price ₹ 26,00,000/- EMD ₹ 2,60,000/- Bid Multiplier ₹ 10,000/-

E-Auction Time: 11.30 a.m – 12.00 Noon

S.No.3: Borrowers: 1.Mr.Somasundaram Kumarasamy, 2.Mrs.D.Suganya, Both at : No-84, Mathanaikenpalayam, Pethamapalam Post, Kanchikovil Via Perundurai, Erode - 638116; Amount Outstanding: **₹ 20,00,568/-** as on **20.06.2025** with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: All that piece and parcel of property bearing **Flat No. F3, First Floor in the building known as Pioneer Palace, Plot No. 18, 3rd Main Road, Srinivasa Nagar, Thazhambur, Chennai 603103 having an Plinth area of 824 Sq.ft, or 76.57 Sq.Mt., with One Covered Car Park together with 465 Sq.ft or 43.21 Sq.Mt., of undivided share of land out of total extent 2680 Sq.ft or 249.07 Sq.Mt.,** comprised in Survey No. 177/1A, Old Patta No. 816, New Patta No. 2239, As per Patta New Survey No. 177/1A16 situated at Thazhambur Village, Thazhambur Panchayath Union, Chengalpattu Taluk, Kancheepuram District within the Registration District of Chengalpattu and the Sub- Registration District of Thiruporur.

Reserve Price ₹ 25,00,000/- EMD ₹ 2,50,000/- Bid Multiplier ₹ 10,000/-

E-Auction Time: 12.00 Noon –12.30 p.m

S.No.4: Borrowers: 1.Mr.L.Marimuthu, 2.Mrs.M.Vanitha, Both at : No.65, VOC Street, Lakshmipuram, Kolathur, Chennai-600 099; Amount Outstanding: **₹2,02,94,522/-** as on **20.06.2025** with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: All that piece and parcel of property situated at **"SRI BALAJI NAGAR", East - 5th Street, bearing Plot No.77 A (Western Portion of Plot No.77) measuring an extent of 2957 Sq.ft., out of 4355 Sq.ft., and building thereon comprised in Survey No.766 of Korattur Village, Ambattur Taluk and Thiruvallur District,** Bounded on the North by-Plot Nos.100 & 99, South by-25 Feet Road, East by- Eastern Portion of Plot No.77 (Now called as Plot No.77B) & West by-Plot No.61 and Measuring East to West on the Northern side-46 Feet, East to West on the Southern Side-45 Feet, North to South on the Eastern Side-65 Feet and North to South on the Western Side-65 Feet. The said property is situated within the Registration District of Chennai Central and Sub Registration District of Villivakkam.

Reserve Price ₹ 1,35,00,000/- EMD ₹ 13,50,000/- Bid Multiplier ₹ 1,00,000/-

E-Auction Time: 12.30 p.m – 1.00 p.m

S.No.5: Borrowers: Mr.Karthick R N, New No.32, Old No.41, Appavoo Gramani Street, Mount Road, Chennai-600 002; Amount Outstanding: ₹ 58,13,332/- as on **20.06.2025** with further interest, costs, other charges and expenses thereon.

DESCRIPTION OF IMMOVABLE PROPERTY: All that piece and Parcel of Property situated in the **Western Portion of Plot No.3 bearing Door No.11A, at "J.P.Nagar Annexe" measuring an extent of 875 Sq.ft., out of 1785 Sq.ft., together with the building and construction thereon comprised in Survey No.151/1 Part of No.55, Soorapattu Village, Ambattur Taluk (Presently Madhavaram Taluk) and Thiruvallur District,** Bounded on the North by-Land in Survey No.151/B-Part & Survey No.152/4 Part, South by-24 Feet Wide Road, East by-Eastern Portion of Plot No.3 as per approved plan and Plot No.11 as per Sale Deed & West by-24 Feet Wide Road and Measuring East to West on the Northern Side-19 Feet, 3 Inches, East to West on the Southern Side-19 Feet, 0 Inches, North to South on the Eastern Side-48 Feet, 6 Inches and North to South on the Western Side-44 Feet, 0 Inches. The said property is situated within the Registration District of Chennai North and Sub Registration District of Ambattur.

Reserve Price ₹ 60,00,000/- EMD ₹ 6,00,000/- Bid Multiplier ₹ 50,000/-

E-Auction Time: 1.00 p.m –1.30 p.m

DATE OF E-AUCTION **29.07.2025** **(with unlimited auto extension of 5 minutes)**

TERMS AND CONDITIONS

1. 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 can be obtained from the Authorized Officer of HDFC Bank Limited – at 1stFloor, ITC Centre, No.760, Anna Salai, Chennai-600 002, within working hours of any working day i.e. 9.30 am to 5.30 pm.
2. Property is available for inspection between 10.00 a.m. to 1.00 p.m. on the date 08-July-2025. In case of any difficulty in obtaining Tender Documents or Inspection of Property(ies) and for queries please contact 99403 05869, 98840 33193, 98410 03226 & 98401 79000
- 3.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 Bank Limited, – 1st Floor, ITC Centre, No.760, Anna Salai, Chennai-600 002, on or before 28-July-2025 by 5.00 pm.
- 4.EMD should be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of "HDFC Bank Limited" payable at Chennai. 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.
- 5.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.
- 6.The Property is being sold one "As Is Where Is", "As Is What Is", "Whatever There Is" Condition. HDFC Bank Ltd. / the Authorised Officer of HDFC Bank Ltd. shall not be liable for any dues/charges including outstanding water/service charges, transfer fees, electricity dues, dues or arrears of taxes payable to the Municipal Corporation / local authority / Development Authority / Gram Panchayat, sundry creditors, vendors, suppliers and / or dues of any other nature or character, if any, in respect of the said Immovable Properties / Secured Assets. HDFC Bank Ltd. / the Authorised Officer of HDFC Bank LTD does not undertake any responsibility to procure any permission / consent / approval / license etc. for transfer of the Immovable Properties / Secured Asset in question offered for sale or otherwise. The payment of the same shall be the responsibility of the Purchaser. 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.
- 7.The particulars in respect of the Immovable Properties / Secured Assets specified in the sale notice have been stated to the best of the information and knowledge of the Authorised Officer / HDFC Bank Ltd. However, the Authorised Officer / HDFC Bank 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 Properties / Secured Assets, before submitting the bids.
- 8.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.
- 9.HDFC Bank Limited reserves its right to accept or to reject the highest and / or all offer/s without assigning any reasons whatsoever.
- 10.On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC Bank Ltd or its Authorised Officer.
- 11.Upon receipt of Bid with the necessary documents as mentioned therein and in this sale notice within the stipulated date and time as mentioned above, a password/ user ID would be provided by E-Procurement Technologies Liranted, to eligible bidders for participation in online auction.
- 12.The e-bidding would commence and end at the time indicated as mentioned 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.
- 13.E-Procurement Technologies Ltd., would be assisting the Authorized Officer in conducting the auction through an e-bidding process.
- 14.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>
- 15.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 Bank Ltd will not entertain any claim or representation in that regard from the bidders.
- 16.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 Bank Ltd.
- 17.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.
- 18.The successful bidder will be informed about the acceptance in writing/ by email by the Authorised officer. 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 acceptance of offer by Secured Creditor, failing which the EMD amount remitted will stand forfeited. The balance amount of purchase price i.e., 75% of offer amount shall be paid within 15 days of confirmation of sale or extended time in writing as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002. If the balance amount is not remitted within stipulated / agreed time, the amount of 25% will stand forfeited. Payments should be made only by DD/RTGS.

Note: Bidding in the last minute and second should be avoided in bidders own interest. Neither HDFC Bank 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 Bank 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 Bank 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 Bank Limited on 044-28884861 / 28884874.