

**HDFC BANK LTD**Branch : No.56/3, 1st Floor, MSRK Tower, Bharathi Park 2nd Cross, Saibaba Colony, Coimbatore - 641 011.
Tel : (0422) - 4301152, 4301153, 4301154. CIN L65920MH1994PLC080618, Website: www.hdfcbank.com**E-AUCTION SALE NOTICE - (Sale Through E-Bidding Only) (For immovable property / secured asset (s))**

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues 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 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 HDFC Bank Ltd Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Condition and with encumbrances if any basis as per the details mentioned below :

Notice is hereby given to Borrower / Mortgagor(s) as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002

Earnest Money Deposit (EMD) amount shall be deposited by the bidders through Demand Draft in Favour of "HDFC Bank Limited" payable at par and shall be submitted at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011

For detailed terms and conditions of the sale, please refer to the link provided in HDFC Bank Ltd Secured Creditor's website i.e. www.hdfcbank.com or visit at Branch : No.56/3, 1st Floor, MSRK Tower, Bharathi Park 2nd Cross, Saibaba Colony, Coimbatore - 641 011.

S. No	Name/s of Borrower(s) and Address	Outstanding dues to be recovered (Secured Debt) (Rs.)*	Description of the Immovable Property	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date(s) & Time Opening Tender(s)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1.	Mr. R Kannathasan (Borrower), S/o. Ramakrishnan, Panchayat Union Middle School, Reddipalayam, Alampalayam, Erode - 638501 Also at: No. 150, Murrugan Kovil Theru, Alampalayam, Erode - 638501	Rs. 4,73,587/- as on 31.08.2025*	All part and parcel of land being situated at Namakkal District, Namakkal Registration District, Thiruchengode Sub District, Thiruchengode Taluk, Pokkampalayam Village, "VIP SATELLITE TOWN", 1. Plot No.408 comprising Survey number 165/1A, 1B, 1C, 1D the present sub division as per Patta Number 738 is Survey Number 165/1A Bounded on the: North By - Plot Number 409, West By - 30 feet South-North layout road, East By - Plot Number 425, South By - 30 feet East-West layout road. Admeasuring an extent of East-West on both sides 40 feet, South-North on both sides 50 feet aggregating a total extent of 2000 Sq.feet equivalent to 185.80 Sq.meter vacant site. 2. Plot No.425 comprising Survey number 165/1A, 1B, 1C, 1D the present sub division as per Patta Number 738 is Survey Number 165/1A Bounded on the: North By - Plot Number 424, West By - Plot Number 408, East By - 30 feet South-North layout road, South By - 30 feet East-West layout road. Admeasuring an extent of East-West on both sides 40 feet, South-North on both sides 50 feet aggregating a total extent of 2000 sq.feet equivalent to 185.80 sq.meter vacant site, both plots aggregating a total extent of 4000 square feet equivalent to 371.60 square meter with the rights of layout roads and other rights contained in the title deeds including pathway and water rights. The property lies in Pokkampalayam Panchayat and Elachipalayam Union.	Physical Possession	Rs.25,00,000/-	Rs.2,50,000/-	08.10.2025 (Wednesday) at 11.00 am to 11.30 am
Bid Increment amount : Rs.20,000/-							
Location : GPS No.11.353747, 77.940990			Land : 4000 sq.ft.	Contact : Nagaraj, Mobile No.7358945777			
2.	Mr P Manikandan S/o. Ponraj, No.49/51, Murrugan Street, Pudhupalayam, Gobichettipalayam, Erode-638476 Also at: Eastman Exports Global Clothing, No.652/1 A Part Sri Lakshmi Nagar, Pitichampalayampudur, Tiruppur-641603	Rs.27,67,980/- as on 31.08.2025*	All the part and parcel of land situated at Erode District, Gobichettipalayam Registration District, Gobichettipalayam II Joint Sub Registration Office, Gobichettipalayam Taluk, Gugalur Aa Village, lands to a larger extent of PunjaiHec 5.59.5 in S.F. No. 954/3 in this Punjai Acre 3.30 pooled together as layout as per approval of Salem Town Planning Assistant Director vide Na.Ka.No.7247/2017 Se.Ma.3. as per regularisation of unapproved layout plan Ma.Va/SeNo.122/2018 Regularised Layout No.97/2018 named it as, "Sri Thirumal Nagar" Plot No.28 Western Portion, Plot No. 29, with following boundaries and measurements: Plot No. 28 Western Side Portion Boundaries: North of - Plot No. 25, 26, South of - 23 feet wide East-West Layout Road, East of - Plot No. 29, West of - Plot No. 28 Eastern Side Portion Measurements: at centre East-West Both sides - 2 ft., North-South on the Both sides - 60 ft. Total measurements of 120 Sq. ft.	Physical Possession	Rs.23,60,000/-	Rs.2,36,000/-	08.10.2025 (Wednesday) at 12.00 Noon to 12.30 am
Bid Increment amount : Rs.20,000/-							
Location : GPS No.11.4509878, 77.50051			Land : 1620 sq.ft. Building : 960 sq.ft.	Contact : Nagaraj, Mobile No.7358945777			
3.	Mr Thiagarajan, (Borrower) S/o. Govindan, Mrs Mangalam, (Co-Borrower) W/o. Thiagarajan, No.2/13 Kanchi Maa Nagar, Cheran Maanagar, Coimbatore - 641035 (address common for both) Mr Thiagarajan, (Borrower) S/o. Govindan, M/s Thulasi & Company, No.3, 1st Floor, Santhi Nagar, Villankuruchi, Coimbatore-641035	Rs.47,13,192/- as on 31.08.2025*	All part and parcel of land with building being situated at Coimbatore Registration District, Ganapathy Sub-Registration District, Coimbatore North Taluk, Villankuruchi Village, Patta No. 575, S.F.No.203/3, Punjai Acre 0.60 land with Punjai Acre 1.58 lands combined together and divided as layout sites formed in the name of "Thendral Nagar" as per approved layout vide L.P/R (C.P.N) No.1441/91, in this Site No.4 Northern Side Portion & Site No.5 Southern Side Portion combined together to an extent of 1325 Sq.ft, within the following boundaries and measurements. Boundaries: North of - Southern Side of Site No.4, South of - Northern Side of Site No.5, East of - Lands in S.F. No.203/2, West of - 23 feet wide South - North Layout Road. In this Middle On the both side East to west - 50 feet; On the both side North to South - 26 1/2 feet. Admeasuring to an extent of 1325 Sq.ft (or) 3 Cents 18 1/2 Sq.ft. or 123.096 Sq.mtr. land with RCC House and its Doors, Windows, its Fixtures, Rooms, Property Tax Assessment & its Deposits, Water Service Connection & its Deposits, Electric Light Fittings, Service Connection & its Deposits and with all appurtenances rights over all common pathways attached herewith. Bearing Door No.1/5, Thendral Nagar, Property Tax Assessment No.1024324825, Water Service Connection No.3207491, Electric Service Connection No. 03-030-007-1640. The above said property is situated within the limits of Coimbatore City Municipal Corporation.	Physical Possession	Rs.56,00,000/-	Rs.5,60,000/-	22.10.2025 (Wednesday) at 11.00 am to 11.30 am
Bid Increment amount : Rs.50,000/-							
Location : GPS No.11.058752, 77.016847			Land : 1325 sq.ft. Building : 892 sq.ft.	Contact : Ramanathan, Mobile No.8754009540			
4.	Mr Karthikeyan N, (Borrower) S/o. Natarajan N, Mrs Gokila K, (Co-Borrower) W/o. Karthikeyan N 1/271, Abirami Garden, Avanashi Simaripalayam, Karukkampalayam, Avanashi, Tiruppur - 641654 (address common for both)	Rs.30,61,670/- as on 31.08.2025*	All the part and parcel of land with building situated at Tiruppur District, Avinashi Sub Registration District, Avinashi Taluk, Chinnaripalayam Panchayat limits Chinnaripalayam Village, lands to a larger extent of PunjaiHec 0.46.5 (Punjai Acre 1.15) in S.F. No.90/6 in this Southern Side Punjai Acre 0.72 1/2 (Hec. 0.29.3) (New S.F. No.90/6B) lands divided as Housing Layout in the name of, "Ambal Nagar", as per approval of Assistant Director (Po) of Tiruppur District Town Planning office Ma.Va/Na.U.E. No.56/2021, in this Site No.9 Eastern Side Portion 11 feet and Site No. 10 Western Side Portion 10 feet both sites combined together as a single site, with following boundaries and measurements: Boundaries: South of - 9 meter wide East-West layout road, North of - Lands in S.F. No.91, West of - Eastern Side Portion of Site No.10, East of - Western Side Portion of Site No.9. In this at Centre: East to West on the both sides - 21 ft., South to North on the Western side - 55.5 ft., South to North on the Eastern side - 56.25 ft. Total measurement of 1173 Sq.ft.or 109.01 Sq.mtr., along with building constructed thereon present and future, including common pathway rights etc. Property is in S.F. No.90/6B1.	Physical Possession	Rs.27,10,000/-	Rs.2,71,000/-	22.10.2025 (Wednesday) at 12.00 Noon to 12.30 am
Bid Increment amount : Rs.20,000/-							
Location : GPS No.11.207899, 77.282178			Land : 1173 sq.ft. Building : 934 sq.ft.	Contact : Jeeva, Mobile No.9789716111			
5.	Mr Veerasamy (Borrower) S/o. Arumugam V, No. 236, Sivaskanthipuram, Nathakadaiyur, Tiruppur - 638108 Also at: District Police Office, P3 Manikampalayam, Kanjikovil Police Station, Erode Collectorate, Erode-638011	Rs.27,89,258/- as on 31.08.2025*	All part and parcel of land being situated at Erode Registration District, Perundurai Sub-Registration District, Erode Taluk, Kengapuram Village, Old S.F.No.139, New R.S.No.333/16, P.Hec.0.52.5, P.A.1.30 extent of land had been laid out into house sites and named as "KSA GARDEN" and approved under N.A.K.A.No.1743/2020/E. MA-3 dated 09.07.2021 and MA.Va/E.MA.No.162/2021 and N.A.K.A.No.E1/2179/2020 dated 17.08.2021 and TNRERA/10409/2022 Reg.No. TN/10/LAYOUT/8939/2022 dated 14.11.2022. R.S.No. 333/16 by recent Sub-division R.S.No.333/16A1, P.Hec.0.05.47, Patta.No. 1265 in this SITE No.12, within the following boundaries. Boundaries: South of - Site.No.13, North of - 9.0 Mtr wide East-West Panchayat road, East of - Site.No.11, West of - 9.0 Mtr wide North-South Panchayat road. In this at Centre: East-West on the North side - 49'0" East-West on the South side - 45'0"+5'0"-50'0" North-South on the East side - 31'1"+5'0"-36'1" North-South on the West side - 36'3" Admeasuring 1791 1/4 sq.feet out of which 12 1/2 feet of land leaved on Southeast corner and remaining 1779 1/4 Sq.Feet or 165.30 Sq.Mtr of land with all other rights to use the common pathway and easement rights. New Property Tax Assessment No.056/016/04427. The property situated in Erode Municipal Corporation Old Ward. No.16, New Ward.No.5, Mettayarakaadu.	Physical Possession	Rs.25,75,000/-	Rs.2,57,500/-	22.10.2025 (Wednesday) at 01.00 pm to 1.30 pm
Bid Increment amount : Rs.20,000/-							
Location : 11.362267, 77.665394			Land : 1779 1/4 sq.ft.	Contact : Nagaraj, Mobile No.7358945777			

● On any bank working day & hours prior appointment to be taken for inspection the property.

● EMD amount submission on or before 07.10.2025 (Tuesday) for S.No.1&2 and 21.10.2025 (Tuesday) for S.No.3 to 5, before 2.00 P.M

* together with further interest from 01.09.2025 @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.

Note: The sale notice is published on 13.09.2025 in "The Hindu".

TERMS & CONDITIONS OF SALE:

- 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
- However, the Authorised Officer / HDFC 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 and other charges known and unknown in respect to the secured assets being sold, 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 I/A of Income Tax Act.
- 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.
- Secured Asset is available for inspection based on prior appointment.
- E-Auction Bid Document can be obtained from the Authorized Officer of HDFC Bank Limited having its office at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours
- 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 contact Telephone Number 0422-4301152, 153 & 154.
- Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft in Favour of "HDFC Bank Limited" payable at par in sealed envelope and shall be submitted at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on or before 07.10.2025.
- 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.
- E-Auction Bid Document duly filled in along with the details of payment of EMD shall be submitted at No.56/3, 1st Floor, MSRK Tower, Bharathi Park, 2nd Cross, Saibaba Colony, Coimbatore - 641 011, on any working day during office hours.
- The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner on or before a day prior to the date of opening the tender mentioned above in column (G)
- Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated at Sr. No 9 hereinabove shall be treated as invalid.
- Conditional offers shall be treated as invalid.
- E-Procurement Technologies Ltd., would be assisting the Authorised 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://hdfcbanktd.auctiontiger.net>.
- Necessary trainings will be provided by E-Procurement Technologies Ltd for the purpose.
- The auction by way of e-bidding will be conducted on the date and time indicated in Column (G).
- The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
- On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
- 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.
- 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 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 Secured Creditor i.e. HDFC
- 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.
- 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.
- 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: To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets.

Bidding in the last minute and second should be avoided in bidders' own interest. Neither HDFC 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 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 to deal with sale of Immovable property can be obtained only from the office of HDFC at the address mentioned above.Date : 12.09.2025
Place : CoimbatoreAUTHORISED OFFICER
HDFC Bank Limited

