



Registered Office: Radhika, 2nd Floor, Law Garden

Road, Navrangpura, Ahmedabad- 09. **Branch Office :** M/s.HDB Financial Services Ltd, First Floor, Creative Complex, Above ICICI Bank, Kadappakada, Kollam, Kerala

AUCTION SALE NOTICE CUM E-AUCTION SALE NOTICE

(To the Borrower /Co-Applicant / Public in General)

(Under Rule 8(6) R/w with Rule 9 (1) of SARFAESI Act, 2002)

The undersigned Authorized Officer of HDB Financial Services Ltd, has taken over Possession of the following property, under Securitisation and Reconstruction of the Financial Assets & Enforcement of Security Interest Act 2002, for the below mentioned loan account with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"

Name and Address of the Applicant & Co-Applicant: (1) JOEL TILES, JOEL TILES EP IX/766 EDAMULAKKAL PANACHAVILA KOLLAM KERALA -691535 (2) CHINNAMMA GEORGE, JOY BHAVAN EDAMULACKAL PO PANACHAVILA EDAMULACKAL EDAMULACKAL KOLLAM - 691530. (3) RACHEL GEORGE, JOY BHAVAN EDAMULACKAL PO EDAMULACKAL EDAMULACKAL EDAMULACKAL KOLLAM -691530 (4) JOHN GEORGE JOY BHAVAN EDAMULACKAL PO EDAMULACKAL EDAMULAKKAL KOLLAM-691001..

Account No. 5975232, Total Outstanding Amount: Rs.1,00,85,317.71/- (Rupees One crore eighty five THOUSAND three hundred seventeen and seventy one paise only) as on 26th July, 2023, with further interest/ incidental expenses /costs till the date of full payment.

Details of Encumbrances, if any, known to the Secured Creditor:- NIL

Details of Immovable Properties:

All that piece and parcel of land having an EXTENT OF 9.35 ARES, COMPRISED IN RE SY NO. 323/2, Old Survey No. 476/5, Block No.29, ALONG WITH BUILDING BEARING DOOR NO EP 7/745, EP 7/315 of Edamulakkal Grama Panchayath, EDAMULAKKAL VILLAGE, Chadayamangalam SRO, Pathanapuram Taluk, KOLLAM-691530 obtained by John and Raichel by virtue of Settlement Deed No. 4477/1994 to John and Sale Deed No.4476/1994 (to Raichel) dated 08/12/1994. Boundaries--- North: **Road**, South : **Road**, East : Way, West: **Property of Sasidharan, Vikraman, Gopinathan**

Reserve Price	Earnest Money Deposit	Bid Incremental Amount	Auction Date & Time	EMD Last Date & Time
Rs.4500632/-	Rs.4,50,063/-	Rs.1,00,000/-	14/05/2024 at 11 a.m. to 12 Noon,	13/05/2024 up to 06:00 p.m

Terms and Conditions of Tender-cum-Auction Sale:

- ^ The auction sale shall be "online e-auction" bidding through website <https://bankauctions.in/subbarao@bankauctions.in>, info@bankauctions.in, info@bankauctions.in Mobile APP on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.
- ^ (2)The interested bidders shall submit their EMD through Web Portal: <https://bankauctions.in/subbarao@bankauctions.in>, info@bankauctions.in, info@bankauctions.in Mr. U.Subbarao, Regional Manager, subbarao@bankauctions.in No.8142000061 and Mr. Manoj, No. 9515160064, Land line: 040-23736405. Mobile: 8142000062/66, info@bankauctions.in, (the user ID & Password can be obtained free of cost by registering name with https://bankauctions.in/_subbarao@bankauctions.in, info@bankauctions.in, info@bankauctions.in, through Login ID & Password. The EMD shall be payable through Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "HDB Financial Service Limited" above.After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: property@vehicleduniya.com Pratap Singh Rajput, pratap@vehicleduniya.com, 8860426010 Mobile: 8142000062/66, AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **Address:** Mr. U.Subbarao, Regional Manager, subbarao@bankauctions.in No.8142000061 and Mr. Manoj, No. 9515160064, Land line: 040-23736405. Mobile: 8142000062/66, info@bankauctions.in
- ^ The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself. No Authorized person allowed.
- ^ The intending bidders may obtain the Tender Forms from the Manager, M/s HDB Financial Services Ltd, First Floor, Creative Complex, Above ICICI Bank, Kadappakada, Kollam, Kerala. The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorized Officer, HDB Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favor of "HDB Financial Service Limited" on or before 6pm on the 13/05/2024 of Tender-cum-Auction sale hereby notified.
- ^ For inspection of the Property and other particulars, the intending purchaser may contact: , HDB Financial Services Ltd, First Floor, Creative Complex, Above ICICI Bank, Kadappakada, Kollam, Kerala –**Umesh Kumar (9645099666) & Renjith C R (9020858967)**. The

Property/ies is sold on “As-is-where-is” and “As-is-what-is” condition basis.

- ^ The sealed Tenders will be opened in the presence of the intending bidders by 11am on the 14/05/2024. of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of HDB Financial Services Limited.
- ^ The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. If the successful bidder, fail to make the payment of 25% of the entire bid amount as mentioned above, the next successful bidder will be considered and entitled to complete the sale.
- ^ The sale certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein.
- ^ The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- ^ The successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.
- ^ The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Place: Kollam
Date: 24/04/2024

Authorised Officer
M/s.HDB Financial Services Limited.

Authorised Officer : M/s. HDB Financial Services Ltd, First Floor, Creative Complex, Above ICICI Bank, Kadappakada, Kollam, Kerala
