LIC HOUSING FINANCE LTD.
BACK OFFICE: LAXMI INSURANCE BUILDING, ASAF ALI ROAD,
NEW DELHI – 110002
E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of L.I.C. HOUSING FINANCE LTD. (LIC HFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers / Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrowers / Mortgagors having failed to repay the said due amount, the undersigned has taken Possession of the following properties in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	**Loan No. / Name of Borrower / Co–Borrower**	**Property Address and Flat Area / UDS of Land**	**Date of Demand Notice / Authorized Officer**	**Reserve Price (in Rs.) Earnest Money Deposit Bid Increment Amount**	**Bank Details (EMD to be transferred to)**
1.	Loan No.:- 312300004133 Borrower:- Mrs. Saroj (Applicant)	Entire Third Floor, with Roof/terrace rights, out of Free Hold Property bearing No. H-3/123, area measuring 80 Sq. Yds., staircase passage and entrance common along with One Scooter/ Bike Parking on stilt floor, out of Khasra No. 79/4, situated in the area of Village Palam, in the abadi of Mahavir Enclave, New Delhi, with the proportionate land rights underneath the said property, which is bounded as under :- Bounded:- North: Remaining Portion of above property	02.06.2022 Authorized Officer:- Mr. Neha Kumari M.: 9555594753	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 30,000/-	Beneficiary Name: LIC Housing Finance Limited; Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB; Account No.:- HFLENODEPI04133 ss--; IFSC Code: UTIB0CCH274

		South : Road East : Gali West: Other Property Total area measuring 66.88 sq. mtrs.			

Website of e-Auction	https://bankauctions.in
Date & Time of Inspection of Property & Documents	22.11.2024 between 11:00 AM to 1:00 PM
Last Date of Submission of EMD Amount Online Mode	25.11.2024 before 5:00 PM
E-Auction Date	26.11.2024 from 11:00 A.M. to 2:00 P.M.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) LICHFL invites OFFERS EITHER in sealed cover/s or in online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

THE TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

1. E-Auction is being held on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS', 'WHATEVER THERE IS' and 'WITHOUT ANY RECOURSE BASIS', and will be conducted "Online". The E-Auction will be conducted through LIC-Housing Finance approved E-Auction Service Provider "M/s 4 Closure".
2. The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s 4 Closure: Website Name: https://bankauctions.in & www.foreclosureindia.com, Private website: Olx.in; Office E-mail ID: info@bankauctions.in; Office Address: M/s 4 Closure, # 605 A, 6th Floor, Maitrivanam, HMDA, Ameerpet, Hyderabad – 500038, Telangana; Help Line Desk: Landline: 040-23736405 or 8142000062/66; T.Jaya Prakash Reddy Manager - Operations; Mobile No.: 8142000064, E-mail ID: prakash@bankauctions.in.
3. The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder / website also subject to conditions in the offer/bid documents to be submitted by the intending / participating bidders.
4. Every bidder is required to have his/her own email address in order to participate in the online E-Auction.
5. Once Intending Bidder formally registers as a qualified tenderer before authorized officer of LICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
6. The aforesaid properties shall not be sold below the reserve price mentioned above.
7. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
8. If the successful bidder defaults in effecting payments or fails to adhere to the terms and condition of Sealed Tender / Auction in any manner the amount already deposited will be forfeited and he/she shall not have any claim as such for forfeited amount.

9. The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either “ONLINE” through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC Documents including PAN Card & Address Proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of LIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.

10. That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.

11. The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.

12. Bidders are bound by the principle of “caveat emptor” (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and main-tenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price.

13. The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.

14. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.

15. The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the E-Auction Sale.

16. Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.

17. The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.

18. LICHFL is not responsible for any liabilited whatsoever pending upon the properties as mentioned above. The property shall be auctioned on “As is where is”, “As is what is”, "Whatever there is” and without any recourse Basic.

19. The LIC Housing Finance Limited reserves the right to CANCEL / ACCEPT / REJECT / ALTER / MODIFY / POSTPONE the TENDER SALE / AUCTION without giving any reason whatsoever or prior Notice.

20. To the best of knowledge and information of the Authorized Officer, no other encumbrance exists on the property. LIC Housing Finance Ltd will not be held responsible for any charge, lien and encumbrance, property tax, or any other dues to Govern-ment or anybody in respect of the property under sale.

21. The sale is subject to confirmation by LIC Housing Finance Ltd.

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider“M/s 4 CLOSURE” and website https://bankauctions.in & www.foreclosureindia.com

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT 2002

Dated: 24.10.2024	Place: Delhi	AUTHORISED OFFICER