



PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Housing Finance Ltd.

Branch Address: Star Avenue, No.1 (78), 3rd Floor, 6th Cross, Victoria Layout, Victoria Road, Beside Vijaya Bank, Bangalore - 560025

**Authorised Officer – Mr.Ravikumar Yadav – 7899965229 and Mr.S.Mahesh – 9986347734
Mr.Jansirao – 9964871110, Mr.M.Vasanth – 7550093443, Mr.Subramanian Srivatsan – 9000933789**

Name of the Branch & Loan Account No	Borrowers/ Co-borrower/ Guarantors Name	Description of Property	Reserve Price & EMD 10%	Outstanding /s dues , interest and charges thereon as per 13(2) Demand Notice	Date/Time of e-Auction
Aditya Birla Housing Finance Ltd, Star Avenue, No.1 (78), 3rd Floor, 6th Cross, Victoria Layout, Victoria Road, Beside Vijaya Bank, Bangalore - 560025 Loan Account No. LNBANHL_- 04180036900, LNBANHL_- 04180037899 &	01. Mr.M.Ramesh 02. Mrs.Lakshmmamma K Yadav 03. Sri Fuel Company	All the piece and parcel of property bearing No.1, formed out of Survey No.4, Bytrayanapura CMC Khata.No.1194/1/4/1, situated at Doddabommasandra village, Yelahanka Hobli, Bangalore North taluk measuring East to West 45 feet and North to south 30 feet measuring 1350 sq.ft., the house constructed in ground floor 6 square, first floor 6 square total 12 square RCC roofing with mosaic Flooring wood doors and steel windows and bounded on the North by Remaining owners of property South by Property of Muniyamma East by Government property West by Road	Rs.1,08,71,400/- (Rupees One Crore Eight Lakhs Seventy One Thousand and Four Hundred Only) and the Earnest Money Deposit will be Rs. 10,87,140/- (Rupees Ten Lakhs Eighty Seven Thousand One Hundred	LNBANHL_- 04180036900 – Rs.88,07,413.84, LNBANHL_- 04180037899 – Rs.2,15,793.86 as on 05.08.2021 and LNBANHL_- 04180039349 – Rs.6,64,355.57 as on 09.08.2021	14.06.2022 – 12.00 AM to 01.00 PM

LNBANHL_- 04180039349			and Forty Only)		
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The Terms and Conditions of the E-Auction are as under:

- 01.** Date of Inspection of the Immovable Property is on 28.05.2022 between 10.00 AM to 1.00 PM.
- 02.** Last Date and Time for Submitting EMD along with Tender :13.06.2022 from 10.00 AM to 5.00 PM.
- 03.** The Auction Sale will be an Online E-Auction/Bidding through approved Service provider M/s.E-Procurement Technologies Limited Help Line Nos.079-6813 6842/895, Contact Person – Ram Sharma-9978591888 Email – support@auctiontiger.net, ramprasad@auctiontiger.net through web portal <https://sarfaesi.auctiontiger.net>.
- 04.** The Auction Sale will be held on 14.06.2022 between 10.00 am to 11.00 am with auto-extensions for 5 minutes in case of any bid is placed in the last 5 minutes before appointed closing time.
- 05.** The bid price to be submitted shall be above the Reserve price fixed by Authorized officer and the bidders shall further improve their offer in multiples of Rs.5,000/- (Rupees Five Thousand Only).
- 06.** The properties will not be sold below Reserve Price set by Authorized Officer. The bid quoted below the Reserve Price shall be rejected and EMD deposited shall be forfeited.
- 07.** The successful bidder have to pay 25% of the purchase amount (including Earnest Money Deposit) already paid within 24 hours of the closure of E-Auction Sale proceedings. The balance 75% of the purchase price have to be paid within 15 days of confirmation of sale by Financial Institution or such extended period agreed upon writing by and solely at the discretion of the Authorized Officer failing which the Financial Institution shall forfeit the amounts already paid/deposited by the purchaser.

08.Bidder are advised to visit the website for Annexure and detailed Terms and conditions of the Sale before submitting their bids and participating in the sale.

09. Bids shall be submitted online only in prescribed form with relevant details filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.

10. Annexure shall be accompanied by copies of following KYC documents viz 1. Pan Card, 2. Aadhaar Card/Passpost, 3. Current Address Proof, 4. Valid E-mail ID, 5. Contact number, 6. Board Resolution to participate (in case of company) etc Scanned copies of the said documents shall be submitted in email id stated above. Earnest Money Deposit as mentioned against each property described in the accompany sale notice shall be deposited through Demand Draft.

11. The bidder shall hold a valid email id as all the relevant information from secured creditor/Service provider may be conveyed through email only.

12. Prospective Intending bidder may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for technical lapses/internet outage/Power failure etc.

13. The EMD of the unsuccessful bidder will be returned of closure of E-Auction proceedings.

14. The sale is subject to confirmation by the Financial Institution. If the borrower/Guarantors pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.

15. To the best of knowledge and information of Authorized officer, no other encumbrances exist over the aforesaid property, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to title/encumbrances etc. The Authorized Officer shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues to Government or anybody in respective of the aforesaid property. The property is sold with all the existing and future encumbrances whether known or unknown to Secured Creditor.

16. The Authorized Officer has right to reject the Tender/Tenders or even may cancel the e-auction without assigning any reasons thereof.

17. On compliance of terms of Sale. Authorized Officer shall issue Sale Certificate in favour of Purchaser. All expenses relating to stamp duty, registration Charges, conveyance, VAT, TDS etc shall be borne by the purchaser.

18. The sale is subject to the conditions prescribed in SARFAESI Act 2002 and conditions mentioned above.

Dated:13.05.2022

Place: Bangalore

Authorized Officer

Aditya Birla Housing Finance Limited