

## ANNEXURE-VII

### NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWERS

To,

1. M/s. D E Controls,  
Rep By its Proprietor Mr. K. Ravikumar,  
No.19/6/139, 3<sup>rd</sup> Floor, 80 Ft Ring Road,  
Above Andhra Bank, Papareddypalya,  
Nagarabhavi, 2<sup>nd</sup> Stage,  
Bangalore - 560072.
2. Mr. K. Ravikumar,  
S/o. Late S. Krishnamurthy  
Aged about    years,  
No.5,6 & 7, Municipal Khatha No. 60,  
Bheemanahalli Village, Bidadi Hobli,  
Ramanagara Taluk,  
Bangalore - 562109

And Also At :-

3. Mr. K. Ravikumar,  
S/o. Late S. Krishnamurthy  
Aged about    years,  
Flat No.G-001, Ground Floor,  
Alakananda Apartments,  
Coconut Gardens,  
Nagarabhavi Village,  
Bangalore - 560072
4. Mrs. B. G. Arathi  
D/o. Late Govindaraj,  
Aged about    years,  
No.5,6 & 7, municipal Khatha No. 60,  
Bheemanahalli Village, Bidadi Hobli,  
Ramanagara Taluk,  
Bangalore - 562109 .

5. Mrs. A Sujatha,  
D/o. C. Anku,  
Aged about years,  
No.240, Survey No.146, Udaya layout,  
Sulikere Post, Maganahalli, Yeshawanthpur Hobli,  
Bangalore - 560060.

Dear Sir / Madam,

Ref: Sale of secured assets being immovable property bearing Site No.5, 6 and 7, municipal Khatha No. 60, situated at Bheemanahalli Village, Bidadi Hobli, Ramanagara Taluk, Bangalore Rural District.

Please refer to the possession notice of the immovable property at property bearing bearing Site No.5, 6 and 7, municipal Khatha No. 60, situated at Bheemanahalli Village, Bidadi Hobli, Ramanagara Taluk, Bangalore Rural District, issued to you on 13-Feb-2014, and the publication of the said notice in The Hindu and Udayavani on 20-Feb-14 to M/s. D E Controls, Mr. K.Ravikumar, Mrs. B.G Arathi and Mrs. A.Sujatha by the undersigned for the purpose of realization of secured assets in exercise of the powers conferred on the secured creditors under the provisions of the Securitization and Reconstruction of Financial assets and Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Bank towards discharge of your liabilities in full and hence we propose to sell the aforesaid immovable property on 22-Feb-2017 to recover the dues in.

We hereby give you notice of thirty days that the aforesaid immovable property shall be sold by the undersigned at 12.30 P.M on 22-Feb-2017 at The HDFC Bank Ltd, 3<sup>rd</sup> Floor, Golden Towers, Near Golden Enclave, Old Air-port Road, Kodihalli, Bangalore- 560 017

A copy of the notice inviting tenders for sale containing particulars of the immovable property, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale is enclosed for your information. The said notice is also published on 19-Jan-2017 in The New Indian Express and Kannada Prabha.

It is needless to add that you are entitled to redeem the securities by making payment of our dues with all costs, charges and expenses any time before the above date fixed for sale.

This sale notice is also published in [www.bankpropertyauction.com](http://www.bankpropertyauction.com) for participating in online auctions.

Date: 19-Jan-2017

Place: Bangalore

Yours faithfully,

Authorised Officer  
HDFC Bank Ltd.

## **ANNEXURE--VIII**

### **PROCLAMATION OF SALE**

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, a notice dated 30-Oct-13, for the recovery of a sum of Rs.1,31,75,886/- (Rupees One Crore Thirty One Lakhs Seventy Five Thousand Eight Hundred and Eighty Six only) from 1) M/s. D E Controls, 2) Mr. K.Ravikumar, 3)Mrs. B.G Arathi and 4) Mrs. A.Sujatha (Hereinafter referred to as 'the borrower') was issued to the borrower.

And whereas the secured assets mentioned in the schedule were taken possession on 7-Sep-2016

Whereas the sale of secured asset is to be made to recover the secured debt.

And whereas as on 18-Jan-17 there is a due under the secured debt, a sum of Rs.2,34,07,777/- (Rupees Two Crores Thirty Four Lakhs Seven Thousand Seven Hundred and Seventy Seven only) in addition to the costs and interest from the date of said notice till the date of Sale, that is 22-Feb-2017.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by tender at 12.30 P.M. on 22-Feb-2017 at The HDFC Bank Ltd, 3<sup>rd</sup> Floor, Golden Towers, Near Golden Enclave, Old Air-port Road, Kodihalli, Bangalore- 560 017.

The sealed tenders for the purchase of the property shall be received by the Authorized Officer of the Bank till 5.30 PM on the 20-Feb-2017.

The sale of the property will be in as is where is condition and the liabilities and claims attaching to the said property, so far as they have been ascertained, are specified in the Schedule.

The description of the property that will be put up for sale is in the Schedule. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorised Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

Notwithstanding anything stated above, it is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, the sale is liable to be stopped.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
2. The reserve price, below which the property shall not be sold, is Rs. 84,00,000/- (Rupees Eighty Four Lakhs only)
3. All the tenders submitted for the purchase of the property shall be accompanied by EMD of 10% of the offer amount by way of a Demand Draft/Pay order drawn on a scheduled Bank in favour of HDFC BANK Ltd, payable at Bangalore. The EMD Demand Drafts will be returned to the unsuccessful bidders.
4. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once again be put up to auction.
5. The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorised Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
6. For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn/discontinue the sale.
7. Inspection of the property may be done on 16-Feb-2017 and 17-Feb-2017 between 11.00 AM and 4.00.PM.
8. The person declared to be the purchaser shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money to the 'Authorised Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorised Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

## **SCHEDULE OF PROPERTY**

### **Description of property to be sold with the name/s of the owner/s**

#### Schedule A Property

All that piece and parcel of the site No.5, municipal Khatha No. 60, situated at Bheemanahalli Village, Bidadi Hobli, Ramanagara Taluk, Bangalore Rural District, measuring east to West 40 feet and North to South 30 feet and bounded on the:

East By: Lakshmi Farm,

West By: Road,

North By: Site No.4,

South By: Site No.6

#### Schedule B Property

All that piece and parcel of the site No. 6, municipal Khatha No. 60, situated at Bheemanahalli Village, Bidadi Hobli, Ramanagara Taluk, Bangalore Rural District, measuring East to West 40 feet and North to South 30 feet and bounded on the:

East By: Lakshmi Farm,

West By: Road,

North By: Site No.5,

South By: Site No.7,

#### Schedule C Property

All that piece and parcel of the site No. 7, municipal Khatha No. 60, situated at Bheemanahalli Village, Bidadi Hobli, Ramanagara Taluk, Bangalore Rural District, measuring East to West 40 feet and North to South 30 feet and bounded on the:

East By: Lakshmi Farm,

West By: Road,

North By: Site No.6,

South By: Site No.8,

Revenue assessed upon the property or any part thereof

NIL

Details of any encumbrances, known to the Bank, to which the property is liable:

NIL

Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value:

Nothing other than the above

Dated at Bangalore this the 19<sup>th</sup> Day of January, 2017.

AUTHORISED OFFICER.

HDFC BANK LTD.