

**FORM A PUBLIC ANNOUNCEMENT**  
 Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017  
**FOR THE ATTENTION OF THE STAKEHOLDERS OF LODESTONE HEALTHCARE PRIVATE LIMITED**

Sl. No.	PARTICULARS	DETAILS
1.	NAME OF CORPORATE PERSON	LODESTONE HEALTHCARE PRIVATE LIMITED
2.	DATE OF INCORPORATION OF CORPORATE PERSON	19/02/2023
3.	AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/ REGISTERED	Registrar of Companies, Bangalore
4.	CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U86201KA2023PTC170721
5.	ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	#1, JA Complex, Melukote Road, Dananagar, Tumkur-572101, Karnataka, India,
6.	LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	December 06, 2024
7.	NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	<b>SriLakshmi P</b> IBBI Registration No.: IBBI/IPA-001/IP-P00951/2017-2018/11571 <b>Address:</b> No.41, Patalamma Temple Street, Basavanagudi, Near South End Circle, Bangalore-560004, Karnataka. E-mail Id: sril@gurujana.com Phone: 080 42 202020
8.	LAST DATE FOR SUBMISSION OF CLAIMS	January 05, 2025

Notice is hereby given that Lodestone Healthcare Private Limited has commenced voluntary liquidation on December 06, 2024. The stakeholders of Lodestone Healthcare Private Limited are hereby called upon to submit a proof of their claims, on or before January 05, 2025, to the liquidator at the address mentioned against item no. 7.

The financial creditors, if any, shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties

**Sd/- SriLakshmi Purushotham (Liquidator)**  
 Date: 06-12-2024  
 Place: Bengaluru  
 IBBI Regn No.: IBBI/IPA-001/IP-P00951/2017-2018/11571

**PIRAMAL CAPITAL & HOUSING FINANCE LTD.**  
 CIN: L65910MH1984PLC028299  
 Registered Office: Unit No-601, 6th Floor, Piramal Anil Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kuria (West), Mumbai-400070 -T +91 22 3802 4000  
 Branch Office: No. 13, Old No. 5, 1st Main Road Near Kodava Samaja, Vasanth Nagar Bengaluru, Karnataka- 560052

Contact Person: 1. Deepak- 9341694096, 2. Raghavendra Gowda- 9686463502, 3. Vishal Ketele- 9584966553  
**E-Auction Sale Notice-Fresh Sale**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Capital & Housing Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis", Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address- final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (04-12-2024)
Loan Code No.: M0036290, Bangalore Branch (Branch), Lakshamma K (Borrower), Dhanraj B (Co Borrower 1)	Dt: 10-01-2023, Rs: 40,28,352/- (Rs. Forty Lakh Twenty Eight Thousand Three Hundred Fifty Two Only)	All The piece and Parcel of the Property having an extent :- Plot No 19 20 21 Golden Arcade Sy No 29 2 Bangalore- 562106	Rs. 62,55,000/- (Rs. Sixty Two Lakh Fifty Five Thousand Five Hundred Only)	Rs. 6,25,500/- (Rs. Six Lakh Twenty Five Thousand Five Hundred Only)	Rs. 49,56,875/- (Rs. Forty Nine Lakh Fifty Six Thousand Eight Hundred Seventy Five Only)

DATE OF E-AUCTION: 16-01-2025, From 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).  
 LAST DATE OF SUBMISSION OF BID: 15-01-2025, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in [www.piramalfinance.com/e-auction.html](http://www.piramalfinance.com/e-auction.html) or email us on [piramal.auction@piramal.com](mailto:piramal.auction@piramal.com)

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**  
 The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: December 07, 2024  
 Place: Bengaluru  
 Sd/- (Authorised Officer),  
 Piramal Capital & Housing Finance Limited

**JOINT E-AUCTION SALE NOTICE**  
**BASE CORPORATION LIMITED (in LIQUIDATION)**  
 CIN: U30007KA1987PLC023168  
 Reg. Office: FLAT NO. S2, 2nd FLOOR, No.13 LOHAN'S REGENT, SUNDERMURTHY ROAD, COX TOWN BANGALORE-560005, KARNATAKA. Email: [basecorporation@gmail.com](mailto:basecorporation@gmail.com), [ipkpraj@gmail.com](mailto:ipkpraj@gmail.com)

**JOINT E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 AND SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

This Joint E-Auction Sale Notice is for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("SARFAESI ACT, 2002").

This Joint E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Personal Guarantor under that the Company-Unit/Assets of the BASE CORPORATION LIMITED (in Liquidation) ("Corporate Debtor") is proposed to be sold as a Going-Concern Basis or "Mode of Sale" Basis as under Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Personal Guarantor of the Corporate Debtor mortgaged/charged/freehold with the secured creditors forming integral part of the plant under SARFAESI ACT, 2002 read with Appendix IV and rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" by way of an "online e-auction" through e-auction platform.

The said proposition for disposition is without any kind of warranties and indemnities.

The bidding of the assets stated in the below table shall take place through online e-auction service provider, National E-Governance Services Limited (NeSL) via website <https://nbsl.nesl.co.in/app/login>.

Submission of Requisite Forms, Affidavits, Declaration etc., by the Prospective Bidder.	From 09-12-2024 To 23-12-2024
Site Visit / Inspection Date. <td>From 24-12-2024 To 01-01-2025</td>	From 24-12-2024 To 01-01-2025
Last Date for Submission of EMD. <td>06-01-2025 till the end of Banking Hours. </td>	06-01-2025 till the end of Banking Hours.
Date and Time of E-Auction. <td>08-01-2025 10 A.M. to 5 P.M. (SI.No.1,2). </td>	08-01-2025 10 A.M. to 5 P.M. (SI.No.1,2).

The Brief Particulars of sale are as follows:

Sl.	Following Group/Lot of Assets available for sale in E-Auction.	Reserve Price (INR) (in Cr)	EMD (INR) (in Cr)
1.	<b>UNDER IBC CODE, 2016 and UNDER SARFAESI ACT, 2002</b> BASE Corporation Ltd (CD) as a Going Concern (UNIT- SOLAN) CD's Factory Land and Building situated at Khasra No. 357/192/140/2 having 29.04 Bighas and CD's Property on Personal Guarantor Mr. Rakesh Sharma's Land situated in the Factory Premises and adjoining admeasuring 85.06 Bighas situated at Khasra No's 357/190/140/5, 357/190/140/3, 357/190/140/1, 357/190/140/2 at Village Oachghat, Solan District, Himachal Pradesh.	96.88	9.688
2.	Plant And Machinery of Corporate Debtor	22.01	2.201

The E-Auction will be with unlimited extension of 5 minutes for incremental bids.  
 The BID Increment amount is Rs.20 Lakhs

Under IBC, 2006 and SARFAESI ACT, 2002, all the part and parcel of the Mortgaged Property, belonging to CD and Mortgaged Property, Free-hold Property belonging to Mr. Rakesh Sharma (Personal Guarantor to Consortium of Banks), for recovery of Rs.36,63,58,49,663.76 including interest and charges thereon- as on the admission of Personal Guarantor to CD NCLT Admission dt 19-12-2023.

**TERMS AND CONDITIONS OF E-AUCTION**

1. The Auction Sale is being conducted by the Liquidator and Authorised Officer under the provisions of IBC, 2016 and SARFAESI Act, 2002 with the aid and through Joint E-auction. This Joint E-Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://nbsl.nesl.co.in/app/login>. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of [www.basecorp.in](http://www.basecorp.in) and as well as the website of the service provider, <https://nbsl.co.in/auction-notices-under-ibc/> for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. 3. The bidders may participate in the Joint e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/self. The Liquidator / Authorised Officer / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. For details, help, procedure and online training on e-auction, prospective bidders may contact Ms. Gunjan Narula at +91-84470 18554 having e-mail: [gunjan@nbsl.co.in](mailto:gunjan@nbsl.co.in) or Mr. Araventhana at +91-93846 76709 E-mail: [araventhana@nbsl.co.in](mailto:araventhana@nbsl.co.in). For Asset / Sale related please contact Mr. Konduru Prasanth Raju, Liquidator at +91-9980591019 or e-mail at [basedliquidator@gmail.com](mailto:basedliquidator@gmail.com). For Secured Creditors Personal Guarantor related Please Contact Mr. Harsh Magia at +91-7506107562 or e-mail at [harsh.magia@phoenixarc.co.in](mailto:harsh.magia@phoenixarc.co.in) and/or Mr. Brj Kishore Mobile at +91-9828528909 or e-mail at [brjkishorebiloch@idbi.co.in](mailto:brjkishorebiloch@idbi.co.in). 4. Bidders may also go through the link of the "Data Room" for verifying the details of the secured asset put up for auction/ obtaining the bid form. 5. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold by way of an online e-auction on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" AND "WITHOUT RECOURSE" condition. 6. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as bidders and get user ID and password free of cost to participate in the Joint e-auction on the date and time as mentioned aforesaid. 7. For participating in the Joint e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset and true copies of the PANCARD, AADHAR CARD, Board Resolutions in case of Company and Address Proof as per terms detailed in Tender Documents, on or before the Last date as mentioned in the above table. 8. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify and the bid submitted will be rejected. 9. As Per Security Interest (Enforcement) Rules, 2002, the successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for the item by way of RTGS/NEFT to the account mentioned in the Bid document on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Liquidator / Authorised Officer, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded within 30 working days of the closure of Joint e-auction. The EMD deposited by the unsuccessful bidder shall not carry any interest. 11. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before Thirtieth (30th) day from day of E-Auction, the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 12. No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 13. At any stage of the Joint E-auction, the Liquidator / Authorised officer reserves their right to vary any of the terms and condition of this notice for sale, without prior notice, at their discretion and the Liquidator / Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the auction without assigning any reason therefor and without any prior notice. 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees, payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. 15. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 16. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to any other authority towards the transfer of the rights in its / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the Liquidator / Authorised Officer mentioning the reason of delaying the registration. 17. It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to NOC charges, electricity, water, maintenances charges and any charges required for transfer of the said property in favour of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities. 18. The Secured Asset under Joint e-auction as mentioned in sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the Liquidator / Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature. 19. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC about the holding of the above-mentioned auction sale. 20. To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of the Liquidator / Authorised Officer. The Liquidator / Authorised Officer shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. 21. The particulars specified in the Joint e-auction notice published in the newspaper have been stated to the best of the information of the Liquidator / Authorised Officer, however, the Liquidator / Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 22. In the event, the Joint e-auction scheduled hereinabove fails for any reason whatsoever, Liquidator / Authorised Officer has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. And / Or Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") under IBC, 2016.

Sd/-

<b>Mr. KONDURU PRASANTH RAJU</b> Liquidator in the matter of BASE Corporation Limited.	<b>Mr. HARSH MAGIA</b> Authorised Officer of Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY16-23
Reg. No. IBBI/IPA-002/IP-N00708/2018-2019/12200	Lead Representative of Consortium of Banks
Date: 05-12-2024   Place: Bangalore and Solan	

**Manappuram Home Finance Ltd**  
 FORMERLY MANAPPURAM HOME FINANCE PVT LTD  
 CIN : U65923K12010PC039179, Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai-400093

**POSSESSION NOTICE**  
 (For Immovable Property)

Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest ("Act") 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/ her under section 13(4) of the said "Act" read with rule 9 of the said rules. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

Sl. No.	Name of Borrower and Co-borrower/ Loan account number/ Branch	Description of Secured Asset in respect of which Interest has been created	Date of Demand Notice sent & Outstanding Amount	Date of possession
1.	<b>MAHESHKUMAR PUNITH M SARVAMANGALA R/NHLD0930010913/ TUMKUR</b>	Katha no- 240/192, E-Katha No:-152500500401220017, Shettihalli village, Bijawara Gramha panchayath, Madhugiri Taluk, Tumkur District, Madhugiri, TUMKUR, KARNATAKA, Pin: 572132, East-Own Remaining Property, West-Own Remaining Property, South-10 Feet road and Property of Rangannatha.s.p, North-Own Remaining Property	21-08-2024 & Rs.541198/-	03-12-2024

Date - 07.12.2024, Place - KARNATAKA  
 Sd/- Authorised Officer, Manappuram Home Finance Ltd

**Hinduja Housing Finance Limited**  
 Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600 015,  
 CIN U65922TN2015PLC10093, [www.hindujahousingfinance.com](http://www.hindujahousingfinance.com)

**APPENDIX - IV-A [See proviso to rule 8 (6)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**

Sale of Immoveable property mortgaged to Hinduja Housing Finance Limited (HFF) having its Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600 015 and Branch Hinduja Housing Finance Ltd. No. 50, Viny Arcade, KH Road, Shanthi Nagar, Bangalore, Karnataka - 560027. Hinduja Housing Finance Ltd. 9/2, L 350, 2nd Floor, Opp Clock Tower, Ashoka Road, Mysore, Karnataka - 570001, Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HFF had taken the possession of the following property/ies under Section 13(4) pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" for realization of dues amounting to: The Sale will be done by the undersigned through e-auction platform provided at [www.nbsl.co.in](https://www.nbsl.co.in)

Sl. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s) / LAN No	Demand Notice Date and Amount	Outstanding Amount	Date of Possession	Reserve Price	Date of Inspection of property
1.	<b>1. MR. S MOHAMMED WASEEM 2. MRS. FAHMEEDA BOTH are Residing at # 17-3, KRISHNAMURTHY COLONY, BANGALORE, KRISHNAMURTHY COLONY, Metro, BANGALORE, Karnataka, India - 560011</b> Loan No - KA/BLR/YSVT/A00000082	13/09/2024 & Rs. 19,00,191/- (Rupees Nineteen Lakh One hundred Ninety One Only)	Rs. 1933179/-	Symbolic Possession on 15-Nov-2024	Rs 54,00,000/-	05-Dec-2024 1100 hrs -1400 hrs EMD Last Date 26-Dec-2024 till 5 pm.
					Bid Increase Amount 10000	Earnest Money Deposit (EMD) Rs 54,00,00/- Date/ Time of E-Auction 10-Jan-2025 1100 hrs-1300hrs

**Description of the Immoveable property/ Secured Asset** - All that piece and parcel of the Immoveable Vacant Property Bearing Site No. 53, Property No. 91/29, measuring East to West 30 feet and North to South 40 feet, in all totally measuring 1200 Sq. Ft, situated at Rayasandra Village, Huskur Grama Panchayat, Sarjapura Hobli, Anekal Taluk, Bangalore, Urban District and bounded on : East by: Site No. 54, West by: Road, North by : Remaining Property, South by : Road.

**Mode of Payment** :- All payment shall be made by demand draft in favor of Hinduja Housing Finance Limited payable at HUBLI or through RTGS/NEFT. The accounts details are as follows: a) Name of the account - Hinduja Housing Finance Limited. b) Name of the Bank - HDFC, c) Account No. - 1.HHFLTKAHUBBELGLA059. (Moulaali Property) 2. HHFLTRCHDVGRO06 (Shobha H Property) 9. FSC Code - HDFC004989.

1.	<b>1. MR. PRASAD. J. 2. MRS. SHOBHA RAMANNA RAMANNA. Both are Residing at # 50, 2ND FLOOR, 18TH MAIN, 20TH CROSS, NEAR BANK OF INDIA, H S R LAYOUT, 3RD SECTOR, BANGALORE, Karnataka, India - 560012</b> Loan No - KA/BLR/BENG/A000000213 & KA/BLR/KDLR/A000000052	13/09/2024 Rs. 54,44,873/- (Rupees Fifty Four Lakh Forty Four Thousand Eight hundred Seventy Three Only)	Rs. 4265004/-	29-April-2024	Rs 1,40,00,000/-	05-Dec-2024 1100 hrs -1400 hrs EMD Last Date 26-Dec-2024 till 5 pm.
					Bid Increase Amount 15000	Earnest Money Deposit (EMD) Rs 1,40,00,00/- Date/ Time of E-Auction 10-Jan-2025 1100 hrs-1300hrs

**Description of the Immoveable property/ Secured Asset** - SCHEDULE 'A' PROPERTY. All that piece and parcel of the Immoveable Property Bearing Site No. 30, formed in Converted Sy. No. 345/4, Khatu No. 700, BBMP Khatu No. 538/30, Converted Sy. No. 345/4 (Wide Order No. B, D3, ALN.SR)S 91/2002-03, Dated. 01-08-2002, Situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore, presently coming under the limits of Bruhat Bangalore Mahanagara Palike, Bangalore, and measuring East to West 50 feet, and North to South 47 feet, totally measuring 2350 Square Feet, and bounded on : East by: Site Nos. 20 and 2, West by: 30 Feet Road, North by: Site No. 29, South by: 30 Feet Road. SCHEDULE 'B' PROPERTY An undivided share of land is to an extend of 258 Sq. Feet, each of 258 Sq. Feet., each in the schedule 'A' property. SCHEDULE 'C' PROPERTY - All piece and parcel of the Flat Bearing No. 110, in First Floor (1300 Sq. Feet of super built up area), and in the second floor (1300 Sq. Feet of Super built up area), in the Apartment building known as "AADIYA PRIDE" constructed in the schedule 'A' property along with one covered car parking space.

**Mode of Payment** :- All payment shall be made by demand draft in favor of Hinduja Housing Finance Limited payable at HUBLI or through RTGS/NEFT. The accounts details are as follows: a) Name of the account - Hinduja Housing Finance Limited. b) Name of the Bank - HDFC, c) Account No. - 1.HHFLTKAHUBBELGLA059. (Moulaali Property) 2. HHFLTRCHDVGRO06 (Shobha H Property) 9. FSC Code - HDFC004989.

3.	<b>1. MR. ASIF ALI 2. MRS. SUVEDHA. R/RAT No. 1-1-114 E, AL ZOHARA, 8TH CROSS ROAD, NEAR POLICE QUARTERS, DODDANAGUDDE, KUNJIBETTU POST, UDUPI, KARNATAKA, INDIA - 575102</b> Loan No - KA/MGL/MGLR/A00000013	30/11/2022 Rs. 34,71,562 /- (Rupees Thirty Four Lakhs) Seventy One Thousand Five Hundred Sixty Two Only)	Rs. 3787762/-	14-JUN-2023	Rs 37,44,064/-	4-Dec-2024 1100 hrs -1400 hrs EMD Last Date 30-Dec-2024 till 5 pm
					Bid Increase Amount 10000	Earnest Money Deposit (EMD) Rs 37,44,06/- Date/ Time of E-Auction 10-Jan-2025 1100 hrs-1300hrs

**Description of the Immoveable property/ Secured Asset** - All that piece and parcel of Non agricultural immovable residential property bearing Survey No.370/3, Measuring 2.47 Cents, Shive Site No.4-C, E-Property Asset No.26-5-42-27C, (Old Asset No.260026) total measuring 99.98 Sq meters, situated in Ward No.26 Gundubaili, Shivalli Village, Udipi Taluk & District, within the limits of City Municipal Council, Udipi and Boundaries: East - Road, West - SRHS QTRS, North - Road, South - 26-5-42-27C.

**Mode of Payment** :- All payment shall be made by demand draft in favor of Hinduja Housing Finance Limited payable at HUBLI or through RTGS/NEFT. The accounts details are as follows: a) Name of the account - Hinduja Housing Finance Limited. b) Name of the Bank - HDFC, c) Account No. - 1.HHFLTKAHUBBELGLA059. (Moulaali Property) 2. HHFLTRCHDVGRO06 (Shobha H Property) 9. FSC Code - HDFC004989.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE** :- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, mis-statement or omission. Actual extent & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries (due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids. 4. Auction/bidding shall only be through "online electronic mode" through the website [www.nbsl.co.in](https://www.nbsl.co.in) or Auction provided by the service provider (Cindia Pvt Ltd, who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider Hinduja Housing Finance Ltd. No.50 Viny arcade k h road, Bangalore, Pin -560027, Karnataka (Contact Person: Mr. Mastan Valli Munna Phone No: 9885786989 Regional Manager Legal & Mr. Prashantha Kumar Phone No: 9449728251 Cluster Manager Legal, Saven Shetty Ph 9113061026 Cluster Recovery Manager) and 9/2, L 350, 2nd Floor, Opp Clock Tower, Ashoka Road, Mysore, Karnataka - 570001. (Contact Person: Mr. Masthan Valli Munna Phone No: 9885786989 Regional Manager Legal & Mr. Prashantha Kumar Phone No: 9449728251 Cluster Manager Legal, Saven Shetty Ph 9113061026 Cluster Recovery Manager) Email: [SavenShetty@hff.com](mailto:SavenShetty@hff.com). 7. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favor and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favoring Hinduja Housing Finance Limited. 13. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. 14. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 15. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited. 16. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities' dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 17. Sale Certificate will be issued by the Authorized Officer in favor of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges. 18. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 19. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 20. The decision of the Authorized Officer is final, binding and unquestionable. 21. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 22. For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited, M. Masthan Valli Munna (RLM) Mo. No. 9885786989. And Authorized Officer, Hinduja Housing Finance Limited, (Contact Person: Mr. Masthan Valli Munna Phone No: 9885786989 Regional Manager Legal & Mr. Prashantha Kumar Phone No: 9449728251 Cluster Manager Legal, Saven Shetty Ph 9113061026 Cluster Recovery Manager) Hinduja Housing Finance Ltd. 9/2, L 350, 2nd Floor, Opp Clock Tower, Ashoka Road, Mysore, Karnataka - 570001. 23. This publication is also 30 (Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

Date: 07.12.2024, Place: Bangalore  
 Sd/- Authorised Officer, Hinduja Housing Finance Ltd.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Hinduja Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

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