

VASTU HOUSING FINANCE CORPORATION LIMITED.

Registered Office: Unit No-203 & 204, 2nd Floor A wing Navbharat Estate Zakaria Bunder Marg Road Sewri West, Mumbai -400 015, India. CIN U65922MH2005PLC272501

Branch Office: VASTU HOUSING FINANCE CORPORATION LTD F NO-301/10165 MEZZANINE GURUDWARA ROAD WEST EXTN AREA KAROL BAGH DELHI 110005

Contact Nos: - Vastu Housing Finance Corporation Ltd., Authorized Officer: Mission Singh, Mobile 8178474492

2. Auction Service Provider - Auction Tiger, (ASP), Contact Person Name & Number – Ram Sharma – 8000023297 Support helpdesk No 9265562818/9265562821/079-6813 6842/6869
Mail : support@auctiontiger.net & ramprasad@auctiontiger.net

E-Auction Sale Notice
(For Immovable Property / Secured Assets)

[See Rule 8(6) & (7) read with Rule 9 (1) Security Interest (Enforcement) Rules, 2002]

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Vastu Housing Finance Corporation Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) for the recovery of amount due from Borrower, Co-Borrower (s) and Mortgageor (s), Offers/Bid are invited by the undersigned for purchase of immovable property on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', as described hereunder, which is in the physical possession of VHFC, the particulars of which are given below:

Loan No./Borrower(s) / Co-Borrower(s)/ Mortgageor (s)/Guarantor(s)	Demand Notice Date and Total Loan Outstanding As on date	Description of the Immovable property (Secured Assets)	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)
HL 0000000077543	15-12-2022	Flat no Ugf 04 upper ground floor (middle Site unit) Plot no 73 Block b Vihar Loni Chaznabad uttar Pradesh 201102	Rs.1545300/- (Rs. Fifteen Lacs Forty Five Thousand Three Hundred Only)	Rs. 154530 /- (Rs. One lac Fifty Four Thousand Five Hundred Thirty Only)
Jeevan	Rs.1739951/- (Rupees Seventeen Lac Thirty Nine Thousand nine Hundred Fifty One only) as on 05-Dec-2022			
Aashish				
Sonika				

The Terms and Conditions of the E-Auction are as under:

1. E-Auction for the aforesaid secured asset/s is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" and will be conducted "Online". The Auction will be conducted through the VHFC approved online auction service provider "Auction Tiger".
2. **Date of E-Auction** for the above secured asset is on **30/6/2024** at the web portal <https://sarfasi.auctiontiger.net> from **11:00 AM to 4:00 PM** with unlimited extensions of **5 Minutes** each. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider "Auction Tiger" and the highest bidder shall be declared as Successful Bidder in whose favor Sale of aforesaid secured asset would take place. **Bids submitted in any other format/incomplete bids are liable to be rejected.**
3. Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
4. **Date of Inspection of the Immovable Property** is on **19/6/2024** between **11:00 a.m. to 5:00 p.m.**

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5. **Last Date of Submission of Bids/Tender Forms alongwith aforementioned EMD** in the prescribed tender/bid forms and KYC is **29/6/2024 up to 5:00 p.m.** at the Branch/Corporate Office address mentioned herein above. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited by Secured Creditor/VHFCL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
6. The Balance 75% of the sale price/bid price shall be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ Vastu Housing Finance Corporation Limited (VHFCL) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the VHFCL shall forfeit amounts already paid/deposited by the Purchaser/Bidder. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.
7. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above.
8. The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
9. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. It is hereby made clear that above outstanding amount is exclusive of TDS Calculation and Pre-Payment Charges which may be added up at the time of complete settlement of Sale amount.
10. The notice is hereby given to the Borrower, Co-Borrower (s) and Mortgagee (s) that they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.
11. **The Borrower, Co-Borrower (s) and Mortgagee (s) have been given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette of India notification dated 03/11/2016) to pay the outstanding amount mentioned above due as on today, before date of E- Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrowers pay the amount due to Vastu Housing Finance Corporation Ltd., in full before the date of sale, auction is liable to be stopped.**
12. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender/Bids forms are available at the above mentioned Branch/ Corporate office from **15/June/2024** onwards. Bidders are also advised to visit the Auction Tiger website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
13. The particulars in respect of the aforesaid secured asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / VHFCL. However, the Authorised Officer / VHFCL shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned secured asset, before submitting the bids.
14. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of secured assets.
15. The properties/secured assets will not be sold below the Reserve Price fixed by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
16. Prospective intending bidders 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 any technical lapses/internet outage/power failure etc.

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17. The immovable property will be sold to the highest tenderer/bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
18. The Tenderer(s) / Offerer (s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above-mentioned secured asset before submitting the tenders. The Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
19. The sale is subject to confirmation by the Financial Institution. If the Borrowers / Co-borrowers / Guarantors pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
20. On sale of secured asset, the purchaser shall not have any claim of whatsoever nature against VHFC or the Authorized officer.
21. The AO has the right to reject any tender/lenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
22. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
23. The Demand Draft/RTGS/NEFT Should be made in favor of 'Vastu Housing Finance Corporation Ltd Payable at Mumbai Account details Kanha Mill Branch Account No. 05420340000549, IFSC Code **HDFC00006542 bank name HDFC Bank.**
24. On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
25. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The AO reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
26. Wherever applicable, it is the responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax Act.
27. The sale is subject to the conditions prescribed in the SARRFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

For further details, contact the Authorized Officer, at the above-mentioned Office address.

Date: 15/June/2024

Place: NCR Ghaziabad


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