



हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
(भारत सरकार का उपक्रम)
Housing & Urban Development Corporation Ltd.
(A Govt. of India Enterprise)

हाउसफेड कॉम्प्लेक्स, रुक्मिणीगाँव, जी. एस. रोड, गुवाहाटी-781022, दूरभाष: 0361-3517272
Housefed Complex, Rukminigaon, G. S. Road, Guwahati-781022, Ph.0361-3517272
ई-मेल/Email gro@hudco.org, GSTIN: 18AAACH0632A1ZC

HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED
(A Government of India Enterprise)

REGIONAL OFFICE : HOUSEFED COMPLEX RUKMINIGAON,
G.S. ROAD, GUWAHATI-781022, Tel : 0361-3517272
E- Mail : gro@hudco.org

NOTICE OF SALE

Sale Notice for Sale of Immovable Property/s - E -Auction Sale Notice of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Auction No. 02/2026-27

Date : 08/09/2026

Whereas, the Authorized Officer of HUDCO Ltd., has taken physical possession of the following property pursuant to the notice under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Act. 2002 in the following loan account with right to sell the same on “**AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and WHATEVER THERE IS BASIS**” for realization of dues of HUDCO Ltd. in addition to interest and other charges etc. as detailed hereunder and whereas consequent upon failure to repay the dues, HUDCO, the Secured Creditor acting through the Authorized Officer in exercise of power conferred under Section 13(4) of the said Act proposes to realize the entire dues of HUDCO Ltd. by sale of the said property. **The Sale will be done by the Authorized Officer through e-auction platform provided at the Website <https://www.bankeauctions.com> on 12/10/2026 from 11 AM to 12 Noon.**

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1	Name of borrower Proprietor / Guarantors/ Mortgagors	M/s. Magus Construction Pvt. Ltd. 2 nd Floor, Vinayak Apartment (near Poddar Car World), G.S. Road, Khanapara, Guwahati-781022.
2	Details of the immovable properties mortgaged with HUDCO (Secured Creditor) put under e- auction	2 Katha, 5 Lecha covered by Dag. No. 1(old)/117 New) K.P. Patta No.1 under Ulubari Mouza of Revenue Village Sunsali, F.C. Grant, Guwahati, Dist- Kamrup (M), Assam in the name of Smt. Nalini Barkakati butted and bounded by : North: Sri Dalim Pathak, South : Road, East- Smt. Minu Das, West : Road
3	Date of 13(2) Notice & date of possession	19/05/2012 03/05/2013
4	Secured Creditor's outstanding dues as on 31/08/2026	Rs.24,01,84,021.00 plus in future the interest, Penal interest and other charges etc. on it.
5	EMD (Rupees)	Rs.10,12,500.00
6	Reserve price (Rupees)	Rs.1,01,25000.00 (Rupees One Crore One Lac and Twenty Five Thousands only)

TERMS & CONDITIONS :

- (1) The e- auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS" on 12th day of Oct 2026 for recovery of Rs.24,01,84,021.00 as on 31/08/2026 with up to date dues including future interest & cost due to HUDCO , the Secured Creditor.
- (2) The Auction Sale will be online inter-se bidding conducted through e-auction portal. The Auction/Bid will be conducted online only through bidding process on the Website <https://www.bankeauctions.com> on 12/10/2026 from 11 Am to 12 Noon with auto – extension of 5 minutes each, until auction sale is concluded.
- (3) The Sale of the Secured Asset shall be confirmed in favor of the purchaser who will offer highest sale price in its bid but will not be sold below to the **Reserve Price**.
- (4) The intending bidder should make discreet enquiries as regards to the property by personally visiting site from 15/09/2026 to 30/09/2026 from 10.00 AM to 3.00 PM and should satisfy themselves about the title, encumbrance , extent , location and specification of the property before submitting their bid. Prospective Bidders may pursue the copies of the title deeds which will be available at Hudco office. No claim of whatsoever nature regarding the property put for sale , charges, encumbrances over the property on any other matter etc. will be entertained after submission of the online bid. The Authorized Official and Secured Creditor (HUDCO Ltd.) shall not be responsible in any way for any third party claims/ rights/ dues.

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- (5) The interested bidders shall submit their bid along with proof of having deposited the EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com> through Login ID & Password. The EMD shall be payable through NEFT/RTGS in the following Account **Housing & Urban Development Corporation Ltd.(HUDCO Ltd.)**, A/c 00000036015854586 (IFSC Code-SBIN0017313, State Bank of India, CAG-II, NEW DELHI(17313) Branch, New Delhi , before 5.00 PM on or before 09/10/2026. After Registration (one Time) by the bidder in the Web Portal, the intending bidder / purchaser is required to get the copies of the following documents uploaded on Web Portal before the Last Date & Time of submission of the Bid Documents viz i) Copy of the NEFT /RTGS Challan, ii) Copy of PAN Card iii) Proof of identification / Address Proof (KYC) viz. self- attested copy of the Voter ID Card / Driving License / Passport/ Ration card etc. without which the Bid is liable to be rejected.
- (6) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid training on e-bidding process, creating digital signature etc., may contact **Sri Mithalesh Kumar, Asstt. Manager, C1 India (P) Ltd** Mobile No.+91-7080804466 and Landline No.0124-4302000/21/22/23/24, Email ID mpcg@clindia.com /mithalesh.kumar@clindia.com and for any property related query may contact the Authorized Officer of HUDCO, Guwahati Regional Office .
- (7) The bid price to be submitted should be more than the Reserve Price (RP) and the Bid increase Amount (increment amount) shall be in multiples of Rs.5,00,000/- (Rupees Five Lakhs only)
- (8) The auction sale will be only "Online E- Auction"/ Bidding through website <https://www.bankeauctions.com> on the date and time indicated above. Intending bidders are advised to go through website for detailed terms and conditions of auction sale and also the HUDCO website <https://www.hudco.org.in> before their bids and taking part in the e- auction sale proceedings.
- (9) The interested bidders have to submit their Bid Documents specified against the property (EMD not below the 10 % of reserve Price) and required documents on or before 09/10/2026 up to 5.00 PM after going through the registering Process (One Time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and / or approval of the Authorized Officer. A full set of the bid form along with the enclosures submitted online shall be submitted to the Authorized Officer of HUDCO Ltd. or soft copies of the same may be forwarded by e-mail to <https://www.hudco.org.in>
- (10) Please note that the first bid(H1) that comes in the system during the online forward auction can be one increment higher than the reserved price. During auction, the subsequent bid that comes in, to outbid the H1 rate will have to be higher than H1 rate by one increment value or in multiple of the increment values.

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- (11) During the online inter-se Bidding, Bidder can improve their bid amount as per the "Bid increase Amount" (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e- Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e- Auction process), otherwise it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e- Auction Process shall be declared as a Successful Bidder by the Authorized Officer, after required verification (acceptance of bid)
- (12) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder have to deposit 25 % of the sale price, adjusting the EMD already paid, within 24 hours after the acceptance of bid price by the Authorized Officer and the balance 75 % of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount. The authorized officer/secured creditor shall not be responsible in any way for any third party claims / rights / dues.
- (13) If the successful bidder fails to deposit the bid amount as per schedule noted above, the amount already deposited shall be forfeited.
- (14) The successful purchaser/ bidder on payment of entire sale price and on completion of sale formalities shall be issued sale certificate as per SARFAESI Act.-2002 and Security Interest (Enforcement) Rules 2002. The property shall remain at the sole risk of the purchaser from the date of taking possession or signing of the Certificate of Sale in the prescribed form whichever is earlier.
- (15) The EMD of unsuccessful bidders(s) may be returned immediately within 7 working days after concluding the E- auction sale proceedings. The HUDCO is not liable to pay any interest to refund EMD or any other payment received in case of delay in issue of confirmation of sale/sale certificate by virtue of any court order received by HUDCO after e-auction is held.
- (16) Prospective bidder(s) may avail online training on E- auction from service provider **C1 India (P) Ltd., Sri Mithalesh Kumar, Mobile No.+91-7080804466 and Landline No.0124-4302000/21/22/23/24, Email ID-mpcg@c1india.com/ mithalesh.kumar@c1india.com** prior to the date of e-auction. Neither the Authorized Officer/ HUDCO nor-service provider **C1 India (P) Ltd.** shall be liable for any internal network problem and the interested bidders to ensure that they are technically well equipped for participating in the E- auction event.

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- (17) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also the statutory/ non- statutory dues , taxes , rates assessment charges fees etc. owing to anybody.
- (18) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the E- auction without assigning any reason thereof.
- (19) This publication is also 30 days notice required under Section 13, read with Rule 8(6) of the Act, 2002 and Security Interest (Enforcement) Rules, 2002 respectively to the above borrowers / guarantors to pay the up-to-date outstanding amount due as mentioned above before the date of E- auction, failing which , the property will be sold and balance dues, if any , shall be recovered with interest and cost from them.
- (20) The bidders are advised to go through the detailed Terms & Conditions of E- Auction available on the Web Portal of <https://www.bankeauctions.com> of C1 India (P) Ltd. before submitting their bids and taking part in the E- Auction.
- (21) Bidding in the last moment should be avoided in the bidder's own interest as neither the HUDCO Ltd. , nor Service provider will be responsible for any lapse / failure (internet failure /power failure etc.). In order to ward-off such contingent situations, bidders are requested to make all necessary arrangements/ alternatives such as power supply back -up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully.
- (22) In case the date of deposit of EMD & E- Auction date is declared holiday then the date will automatically extended to the very next working day. **Deposit of EMD may be done earlier than the last date of submission of EMD.**
- (23) The notice is also to the Borrower(s), Guarantor(s) in particular and the Public in general. If the borrower/ guarantor pays HUDCO in full before auction sale, no sale will be conducted.
- (24) It shall be responsibility of the successful purchaser /bidder to pay 1% (one percent) of sale consideration towards income tax u/s 194/A of Income Tax Act and HUDCO shall not take responsibility for the same.
- (25) The intending purchaser shall abide by any other laws/ orders/ regulations of the Central Govt. or State Government or Local Authorities as may be applicable to the properties.
- (26) The Advertisement is an invitation only and this is without prejudice to any other rights available to HUDCO under the subject of any law.
- (27) Any dispute regarding the matter would be under Jurisdiction of court in Guwahati, (Assam) only.

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(28) For further details, please contact Sri Sanjay Misra, Manager (IT) (M)+91-8638400652 and the Authorized Officer Smt. Dipali Das, Joint General Manager (Law) Mobile No.9560718007, Housing & Urban Development Corporation Ltd. (HUDCO), HUDCO Regional Office : HOUSEFED COMPLEX RUKMINIGAON, G.S. Road, Guwahati -781022, Tel : 0361-3517272, E- Mail : gro@hudco.org

(1)	Reserve Price	Rs.1,01,25000.00
(2)	Last date of submission of EMD	09/10/2026 up to 5.00 PM
(3)	Last date of submission / uploading of e- tender documents	09/10/2026 up to 5.00 PM
(4)	Date of e- auction for sale	12/10/2026 between 11.00 AM to 12 Noon

DATE :08/09/2026
Guwahati


Authorized Officer
HUDCO Ltd.