

**ONLINE E – AUCTION SALE OF ASSET**

**KOTAK MAHINDRA BANK LIMITED**

**REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051

**BRANCH OFFICE:** KOTAK MAHINDRA BANK LTD. -#185, 2<sup>ND</sup> FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI 600 006. (LAND MARK :CITROEN CAR SHOWROOM AND NEXT TO THOUSAND LIGHTS METRO RAILWAY STATION)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “ **PNBHFL** ”) ON 05.04.2019 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR REALIZATION OF BANK’S DUES.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

PROPERTY NO.1:

ALL THAT PIECE AND PARCEL OF FLAT MEASURING 1176 SQ.FT. BEARING NO.229 IN THE THIRD FLOOR AND A CAR PARK IN THE BUILDING KNOWN AS SAI ENGINEERS APARTMENTS, TOGETHER WITH AN UNDIVIDED 588 SQ.FT. SHARE IN THE LAND MEASURING 2 ACRES 75 CENTS, FORMING PART OF 3 ACRES 49 CENTS COMPRISED IN S.NO. 110/3, AYYANCHERY VILLAGE, CHENGALPET TALUK, KANCHEEPURAM DISTRICT. BOUNDED AS:

EAST BY : REMAINING LAND OWNED BY GAJENDRAN

WEST BY: BABA NAGAR PARK AND PASSAGE

NORTH BY: GOVERNMENT WASTE LAND

SOUTH BY: LAND IN SURVEY NO.110/4

SITUATED WITHIN THE REGISTRATION DISTRICT OF GUDUVANCHERRY AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

PROPERTY NO.2:

ALL THAT PIECE AND PARCEL OF THE FLAT MEASURING 1176 SQ.FT., BEARING NO.529 IN THE THIRD FLOOR AND A CAR PRAK IN THE BUILDING KNOWN AS SAI ENGINEERS APARTMENTS, TOGETHER WITH AN UNDIVIDED 588 SQ.FT., SHARE IN THE LAND MEASURING 2 ACRES 75 CENTS, FORMING PART OF 3 ACRES 49 CENTS COMPRISED IN S.NO. 110/3, AYYANCHERY VILLAGE, CHENGALPET TALUK, KANCHEEPURAM DISTRICT.

BOUNDED AS:

EAST BY: REAMAINING LANDS OWNED BY GAJENDRAN

WEST BY: BABA NAGAR PARK AND PASSAGE

NORTH BY: GOVERNMENT WASTE LAND

SOUTH BY : 110/4

WITHIN THE SUB-REGISTRATION DISTRICT OF GUDUVANCHERY AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p><b>1. Mr. R. Sivakumar (Borrower) S/o Mr. R. Radhakrishnan</b></p> <p><b>2. Mrs. K.P Pushpa (Co-Borrower) W/o Mr. R. Sivakumar Both At: No.2C, Balaji Avenue Alappakkam, Chennai, Tamil Nadu- 600116 Both Also At: Flat No.229, Third Floor,</b></p>	<p>1) E-AUCTION DATE :- 19.06.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :-18.06.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 14.06.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE Rs. 48,00,000/- (Rupees Forty Eight Lakh only)</p> <p>EMD: Rs.4,80,000/- (Rupees Four Lakh Eighty Thousand only)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES FIFTY THOUSAND ONLY)</p>

<p>Block No.2, Sai Engineering Apartment, Madhurai Meenakshi Puram, Ayyachery, Chennai, Tamil Nadu- 603210 <b>Both Also At:</b> Flat No.529, Third Floor, Block No.5, Sai Engineering Apartment, Madhurai Meenakshi Puram, Ayyachery, Chennai, Tamil Nadu- 603210</p> <p>LOAN ACCOUNT NO. HOU/CHE/0716/304443 &amp; HOU/CHE/0516/289859</p> <p>TOTAL OUTSTANDING: Rs. 78,63,370/- (Rupees Seventy Eight Lakh Sixty Three Thousand Three Hundred Seventy Only) OUTSTANDING AS ON 08.11.2018 WITH FURTHER INTEREST APPLICABLE FROM 09.11.2018 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>&amp; IN SUCH MULTIPLES.</p>
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **CHENNAI** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22018073** AND **RAR22018152** IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. VISHAL ADISHESHAN (+91 9941016600)**, **MR. RAJENDER DAHIYA (+91 8448264515)**. **BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: CHENNAI**

**DATE: 05.06.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

