



o/c  
Slid  
19/3/24

Kotak Mahindra Bank

**Registered Post**

**Dated: 19.03.2024**

1. **MR. RAMNATH MURUGESAN CHETTIAR**  
**S/O MR. MURUGESAN CHETTIAR**
2. **MR. MURUGESAN CHETTIAR**  
**S/O MR. ARUNACHALAM**
3. **MRS. LAKSHMI AMMAL NAINAR CHETTIAR**  
**W/O MR. MURUGESAN CHETTIAR**
4. **MRS. PRIYA RAMNATH**  
**W/O MR. RAMNATH MURUGESAN CHETTIAR**
5. **M/S PRABHATH AGENCIES**  
**THROUGH ITS PARTNERS**

**ALL AT:**

629, ARUNA BHAVAN, KODIMATHA,  
KOTTAYAM - 686002

**ALL ALSO AT:**

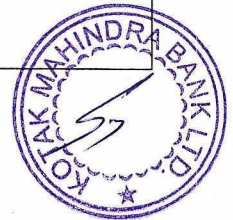
RE SURVEY NO. 27 (OLD SURVEY NO.127/1, 127/2)  
IN BLOCK NO. 82, KOITAYAM VILLAGE,  
KOTAYAM TALUK, KOITAYAM DISTRICT- 686002

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. You the addressee No. 1 as the borrower and remaining addressee as co-borrowers have availed financial facility to the tune of Rs. 1,82,95,100/- (Rupees One Crore Eighty Two Lakh Ninety Five Thousand and Hundred Only) vide loan account no. NHL/COC/0516/291266, agreement dated 28.06.2016 from PNB Housing Finance Limited (hereinafter called PNBHFL) against creation of security interest of the below mentioned immoveable properties.

Description of the mortgaged properties	
1)	ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 66 SQ. MTRS. (WITH PART OF THE BUILDING NO.XII/605) IN OLD SY NO.8/22 IN RE.SY. NO.10/2 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT BOUNDARIES:- NORTH: PROPERTY OF RAMNATH EAST: ROAD SOUTH: PROPERTY OF RAMNATH WEST: PROPERTY OF MALECKAL
2)	ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 67 SQ. MTRS. (WITH PART OF THE BUILDING) IN OLD SY NO.8/22 IN RE.SY. NO.10/1 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT BOUNDARIES:- NORTH: PROPERTY OF PALLICKAPARAMBIL EAST: ROAD SOUTH: PROPERTY OF RAMNATH WEST: PROPERTY OF MALECKAL



**Kotak Mahindra Bank Ltd.**  
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7  
Sector-125, Noida  
Uttar Pradesh - 201 313

T +91 120 6173761  
www.kotak.com

Registered Office:  
27 BKC, C 27, G Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051,  
Maharashtra, India.

3) ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 07.74 ARES IOLD SY. NO.12/7/1, 12/7/2 IN RE. SY. NO.15 IN BLOCK 82 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT  
BOUNDARIES:-  
NORTH: PRIVATE ROAD  
EAST: PRIVATE ROAD, PROPERTY OF MURUKAN CHETTYAR AND LAKSHMIKUTTY AMMAL  
SOUTH: PROPERTY OF KUTTIKATTU GOPALAKRISHNAN  
WEST: PROPERTY OF ARAGASSERY PURAYIDOM AND PRIVATE ROAD.

2. That, you the addressee have failed to maintain financial discipline pertaining to the repayment of the loan amount as per the agreed repayment schedule due to which the above mentioned loan account was classified as NPA by PNBHFL on 12.07.2017.
3. We refer to the Demand Notice dated 31.07.2017 issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to the said Loan Account wherein PNBHFL had called upon you to pay the dues of Rs. 1,94,82,645/- (Rupees One Crore Ninety Four Lakh Eighty Two Thousand Six Hundred Forty Five Only) due and payable as on 31.07.2017 along with future interest applicable from 01.08.2017 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by PNBHFL within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
4. **PNBHFL** has vide an assignment agreement dated **04.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you all in favour of Kotak Mahindra Bank Limited (hereinafter called KMBL/ The Bank) along with all its rights, title, interests, benefits in the facilities granted by PNBHFL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has been subrogated in place of PNBHFL and all right, title and interest of PNBHFL in respect of Outstanding Amount is now vested with The Bank.
5. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such, the Authorized officer of PNBHFL has taken Physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 31.07.2017 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.
6. After taking possession of the secured asset, the said property was put on auction by PNBHFL in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 on various dates and lastly on 14.07.2020, however, all the auctions conducted have failed for want of bidder(s).
7. Subsequent to the Assignment of loan account in its favour, for recovering its legal dues, The Bank is now proposing to put the below mentioned secured assets again on auction by inviting tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Assets will not be sold and which sale will be on "as is where is and whatever is basis".

Description of the mortgaged properties intended to be put on auction



<p>1 ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 66 SQ. MTRS. (WITH PART OF THE BUILDING NO.XII/605) IN OLD SY NO.8/22 IN RE.SY. NO.10/2 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT</p> <p>BOUNDARIES:-          NORTH: PROPERTY OF RAMNATH          EAST: ROAD          SOUTH: PROPERTY OF RAMNATH          WEST: PROPERTY OF MALECKAL</p>
<p>2 ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 67 SQ. MTRS. (WITH PART OF THE BUILDING) IN OLD SY NO.8/22 IN RE.SY. NO.10/1 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT</p> <p>BOUNDARIES:-          NORTH: PROPERTY OF PALLICKAPARAMBIL          EAST: ROAD          SOUTH: PROPERTY OF RAMNATH          WEST: PROPERTY OF MALECKAL</p>

8. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and KMBL now proposes to sell the secured assets as mentioned in **Annexure "A"** annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen) days from the date of this notice **along with the existing encumbrances if any on "AS IS WHERE IS BASIS & AS IS WHAT BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e. Rs. 1,94,82,645/- (Rupees One Crore Ninety Four Lakh Eighty Two Thousand Six Hundred Forty Five Only) due and payable as on 31.07.2017 along with future interest applicable from 01.08.2017 until payment in full and other charges as demanded in the instant notice, within the statutory period of 15 (Fifteen) days, from the date of present notice. 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 private treaty as per its discretion.
9. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A".

S.NO.	PARTICULARS	DETAILS
1.	DATE OF AUCTION	19.04.2024
2.	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
3.	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	18.04.2024 UP TO 6:00 P.M. (IST.)
4.	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., 185, 2 <sup>nd</sup> Floor, Mount Road, Anna Salai, Chennai 600 006
5.	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <a href="http://BANKAUCTIONS.IN/">HTTP://BANKAUCTIONS.IN/</a>

10. Please treat this notice as Notice under Rule 8(5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the secured asset.
11. Post the expiration of the said 15 days, KMBL shall be entitled to sell the secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.



12. The borrower's attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.

**For Kotak Mahindra Bank Limited**

**Authorized Officer**



**ANNEXURE - "A"**

<b>Name of the Borrowers and Account No.</b>	
NAME OF THE BORROWERS	<b>1. MR. RAMNATH MURUGESAN CHETTIAR</b> <b>2. MR. MURUGESAN CHETTIAR</b> <b>3. MRS. LAKSHMI AMMAL NAINAR CHETTIAR</b> <b>4. MRS. PRIYA RAMNATH</b> <b>5. M/S PRABHATH AGENCIES THROUGH ITS PARTNER</b>
LOAN ACCOUNT NO.	NHL/COC/0516/291266
<b>Amount outstanding</b>	
RS. 1,94,82,645/- (RUPEES ONE CRORE NINETY FOUR LAKH EIGHTY TWO THOUSAND SIX HUNDRED FORTY FIVE ONLY) DUE AND PAYABLE AS ON 31.07.2017 ALONG WITH FUTURE INTEREST APPLICABLE FROM 01.08.2017 UNTIL PAYMENT IN FULL	
<b>Description of the Mortgaged property</b>	
<b>PROPERTY 1:-</b> ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 66 SQ. MTRS. (WITH PART OF THE BUILDING NO.XII/605) IN OLD SY NO.8/22 IN RE.SY. NO.10/2 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT <b>BOUNDARIES:-</b> NORTH: PROPERTY OF RAMNATH EAST: ROAD SOUTH: PROPERTY OF RAMNATH WEST: PROPERTY OF MALECKAL  <b>NAME OF THE MORTGAGOR: MR. RAMNATH MURUGESAN CHETTIAR R</b>	

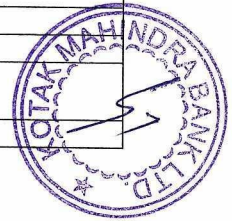




**PROPERTY 2:-**  
ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 67 SQ. MTRS. (WITH PART OF THE BUILDING) IN OLD SY NO.8/22 IN RE.SY. NO.10/1 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT  
**BOUNDARIES:-**  
NORTH: PROPERTY OF PALLICKAPARAMBIL  
EAST: ROAD  
SOUTH: PROPERTY OF RAMNATH  
WEST: PROPERTY OF MALECKAL

**NAME OF THE MORTGAGOR: MR. MURUGESAN CHETTIAR**

<b>Reserve Price Fixed (Rs.) &amp; EMD (Rs.)</b>	
RESERVE PRICE:	RS. 43,00,000/- (RUPEES FORTY THREE LAKH ONLY)
EMD:	RS. 4,30,000/- (RUPEES FOUR LAKH THIRTY THOUSAND ONLY)



RL 1100950168 <110095>  
RL A RD0057446771IN  
Counter No:1,(P-Code:001  
To:RANMATH,DISTT COLLECTOR  
KOTTAYAM SOUTH, PIN:686039  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:23  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100950168 <110095>  
RL A RD0057447251IN  
Counter No:1,(P-Code:001  
To:RANMATH,  
KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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KOTTAYAM SOUTH, PIN:686039  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:23  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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Counter No:1,(P-Code:001  
To:MRULESWAN,  
KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
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भारतीय डाक

India Post

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Counter No:1,(P-Code:001  
To:AKSHITHI,  
KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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RL A RD0057447031IN  
Counter No:1,(P-Code:001  
To:PRIYA RANMATH,  
KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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To:PRIYA,  
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From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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Counter No:1,(P-Code:001  
To:PRANMATH,  
KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
Wt:40grams,  
Amt:32.00 ,20/03/2024 ,09:24  
<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

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KOTTAYAM WEST, PIN:686003  
From:KOTAK MAHINDRA BANK LTD , MOIDA  
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