

**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:** #185, 2<sup>ND</sup> FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI 600 006. (LAND MARK :MG 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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHFL") ON 23.04.2019 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**

**SCHEDULE "A"**

ALL THAT PIECE AND PARCEL OF VACANT LAND, BEARING PLOT NO.76, MEASURING TO AN EXTENT OF 2370 SQUARE FEET, COMPRISED IN SURVEY NO.91/1C AND 92/1D, AS PATT A NO.1152, SITUATED AT NO.12, UNAMANCHERI VILLAGE, CHAKARAVARTHY NAGAR, IN THE LAYOUT LP/DTCP NO. 1295/90, DATED 17-01-1991, CHENGALPET TALUK, KANCHIPURAM DISTRICT, SITUATED WITHIN THE SUB-REGISTRATION DISTRICT OF GUDUVANCHERI AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

**BOUNDED AS:-**EAST BY:-30 FEET ROAD, WEST BY:- PLOT NO.75, NORTH BY:- 23 FEET ROAD, SOUTH BY: PLOT NO 77 AND MEASURING ON THE:-EAST TO WEST ON THE NORTHERN SIDE:-60 FEET, EAST TO WEST ON THE SOUTHERN SIDE:-60 FEET, NORTH TO SOUTH ON THE EASTERN SIDE:-40 FEET, NORTH TO SOUTH ON THE WESTERN SIDE-39 FEET.

**SCHEDULE "B"**

ALL THAT PIECE AND PARCEL OF VACANT LAND, BEARING PLOT NO.76A, MEASURING TO AN EXTENT OF 783 SQUARE FEET, COMPRISED IN SURVEY NO.91/1C AND 92/1D, AS PATT A NO.1152, SITUATED AT NO.12, UNAMANCHERI VILLAGE, CHAKARAVARTHY NAGAR, IN THE LAYOUT APPROVAL LP/DTCP NO.1295/90, DATED 17-01-1991, CHENGALPET TALUK, KANCHIPURAM DISTRICT, SITUATED WITHIN THE SUB-REGISTRATION DISTRICT OF GUDUVANCHERI AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

**BOUNDED AS:-**EAST BY :- PLOT NO.76B, WEST BY- PLOT NO.75, NORTH BY: 23 FEET ROAD, SOUTH BY: PLOT NO 77, AND MEASURING ON THE:-EAST TO WEST ON THE NORTHERN SIDE:-20'0" EAST TO WEST ON THE SOUTHERN SIDE:-20'0", NORTH TO SOUTH ON THE EASTERN SIDE-39'4 ½", NORTH TO SOUTH ON THE WESTERN SIDE-39'0"

**SCHEDULE "C"**

(LAND HEREBY CONVEYED)

320 SQUARE FEET UNDIVIDED SHARE OF LAND (THREE HUNDRED AND TWENTY SQUARE FEET) INTEREST, TITLE OUT OF THE SCHEDULE "B" PROPERTY.

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
<b>1. MR. SURESH KUMAR TM</b> <b>2. MRS. S PUNITHA</b>	1) E-AUCTION DATE :- 12.06.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.- 13,20,000/- (RUPEES THIRTEEN LAKH TWENTY THOUSAND ONLY)

<p><b>BOTH AT:</b></p> <p><b>NO 12 GROUND FLOOR, VGP SANTHOSHAM NAGAR 1<sup>ST</sup> STREET, PONNIAMMAN MEDU, CHENNAI- 600110</b></p> <p><b>BOTH ALSO AT:</b></p> <p><b>F3, FIRST FLOOR, PLOT NO 76, CHAKRAVARTHI NAGAR, NARASHIMA PALLAVA STREET, UNAMANCHERI VILLAGE, CHENNAI-600127</b></p> <p>LOAN ACCOUNT NO. HOU/CHE/0716/301745</p> <p>TOTAL OUTSTANDING: <b>RS. 51,04,496/- (RUPEES FIFTY ONE LAKH FOUR THOUSAND FOUR HUNDRED NINETY SIX ONLY)</b></p> <p>OUTSTANDING AS ON 27.07.2018 WITH FURTHER INTEREST APPLICABLE FROM 28.07.2018 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 11.06.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 01.06.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>EMD: RS.1,32,000 /- (RUPEES ONE LAKH THIRTY TWO THOUSAND ONLY))</p> <p>BID INCREMENT – RS. 5000/- (RUPEES FIVE THOUSAND ONLY) &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 **RAR22018933** AND 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. SYAM NAMBURI (+91 9677288418) & MR. GURPAL SINGH (+91 9592921114).** **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**