

**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 LIMITED- 5 NO: 185, 2ND FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI -600006. (LAND MARK - NEXT TO INDIA GARAGE MAHINDRA CAR SHOW ROOM)

**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 CO- BORROWER (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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “THE BANK/ KMBL/SECURED CREDITOR”) ON 03.02.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED LTD 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**

ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY FLAT NO. 0-401, 4<sup>TH</sup> FLOOR, BLOCK NO.O,PHASE NO.02, ROYAL CASTLE, S.NOS. 258/2 PART, 511/2B2, 512/1, 507 AND 508, 512/3, 511/3B, 511/2B2, 511/3B, 511/1 PART, 511/2B1, 511/3A, 511/2A1, 258/2 PART, 262/2B2 PART, 510, 512/3, 258/2 PART, 507 PART, 259/2 PART 262/B2 PART, THIRUMUDIVAKKAM VILLAGE, SRIPERUMBUDHUR TALUK, PADAPPALAI-SRO, KANCHEEPURAM, DISTRICT, THIRUMUDIVAKKAM PANCHAYAT, CHENNAI- 600044.

THE EXTENT OF LAND IS 322 SQ.FT UDS OUT OF 461936.376 SQ.FT. THE SUPER BUILT UP AREA OF THE FLAT IS 959 SQ.FT (INCLUDING COMMON AREA)

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>1. <b>MRS. JINCY VARGHESE (BORROWER)</b> <b>W/O MR. BIJOY THAYYIL</b></p> <p>2. <b>MR. BIJOY THAYYIL (CO-BORROWER)</b> <b>S/O MR. MADHAVAN THAYYIL</b> <b>BOTH AT:</b> THAYYIL HOUSE, ELEDATHCHEEMBETIL PARAMBA, WEST NALLUR, FEROKE, CALICUT, KERALA- 673631</p> <p><b>BOTH ALSO AT:</b> F1, FIRST FLOOR, SANTHOSH NILAYAM, 5<sup>TH</sup> CROSS STREET LAKSHMI NAGAR, PORUR,</p>	<p>1) E-AUCTION DATE :- 13.11.2024 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:- 12.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 29.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.27,90,000/- (RUPEES TWENTY SEVEN LAKH NINETY THOUSAND ONLY)</p> <p>EMD: RS.2,79,000/- (RUPEES TWO LAKH SEVENTY NINE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

THIRUVALLUR, CHENNAI,  
TAMIL NADU- 600116

**BOTH ALSO AT:**  
FLAT NO.0401, 4<sup>TH</sup> FLOOR,  
ROYAL CASTLE, BLOCK-O  
S.NO. VARIOUS  
THIRUMUDIVAKKAM,  
VILLAGE KANCHEEPURAM,  
CHENNAI-600044

LOAN ACCOUNT NO.: 403HSLEI849318,  
403TSH79135293 & 403HPL80782884

TOTAL OUTSTANDING: **RS.69,44,685/-**  
**(RUPEES SIXTY NINE LAKH FORTY FOUR**  
**THOUSAND SIX HUNDRED AND EIGHTY FIVE**  
**ONLY) OUTSTANDING AS ON 17.10.2024 WITH**  
FURTHER INTEREST APPLICABLE FROM  
18.10.2024 ALONG WITH ALL COST, CHARGES  
& EXPENSES UNTIL PAYMENT IN FULL WITH  
COST AND CHARGES.

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 **RAR19159030** 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. SURIYA PERIYASAMY (MOB NO. +919600222111). 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: 21.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

