

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. KOTAK HOUSE, 2ND FLOOR, NO. 22, M G ROAD, BANGALORE

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 “**PNBFHL**” ON 16.05.2019 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

FLAT BEARING NO.402, ON 4TH FLOOR, TYPE-4, IN "E-BLOCK", MEASURING ABOUT 2050 SQ.FT, CONTAINING THREE BED ROOMS IN “N.D. PASSION ELITE APARTMENT”, TOGETHER WITH RCC ROOFING, VITRIFIED FLOORING TOGETHER WITH ONE COVERED CAR PARKING SPACE, INCLUDING PROPORTIONATE SHARE IN COMMON AREAS SUCH AS PASSAGES, LOBBIES, STAIRCASE, ETC., IN THE MULTISTORIED RESIDENTIAL BUILDING KNOWN AS "N.D. PASSION ELITE" ALONGWITH 636 SQ.FEET UNDIVIDED RIGHT, TITLE AND INTEREST (“SECURED ASSET”) IN THE IMMOVABLE PROPERTY CONSTRUCTED OVER SCHEDULE "A" PROPERTY MENTIONED HEREINBELOW.

SCHEDULE " A" PROPERTY

(DESCRIPTION OF THE ENTIRE PROPERTY ON WHICH THE APARTMENT BUILDING IS CONSTRUCTED)

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY COMPRISING 3 ITEMS OF CONVERTED LAND, (CONVERTED FROM AGRICULTURAL USE TO NON-AGRICULTURAL RESIDENTIAL PURPOSE VIDE ORDER NO.ALN- [ASH]-SR-210/2010-11 DATED 29-03-2011, PASSED BY THE SPL. DEPUTY COMMISSIONER (REV.), BANGALORE DIST.) FORMING A CONTIGUOUS PLOT, SITUATED IN KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, TOTALLY MEASURING 2 ACRES 33 GUNTAS, AS DESCRIBED IN THE ITEM NO.1, 2 & 3 HEREUNDER:

ITEM NO.1:

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY COMPRISING IN CONVERTED LAND BEARING SY.NO.87/1 OF KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, MEASURING 01 ACRE 16 GUNTAS; AND BOUNDED ON:

EAST BY: LAND IN SY.NO.88/1

WEST BY:ROAD

NORTH BY :ROAD

SOUTH BY: LAND IN SY.NO.87/2 & 88/2

ITEM NO.2:

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY COMPRISING IN CONVERTED LAND BEARING SY NO.87/2 OF KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, MEASURING 39 GUNTAS; AND BOUNDED ON:

EAST BY:LAND IN SY.NO.88/2

WEST BY:ROAD

NORTH BY:LAND IN SY.NO.87/1

SOUTH BY:LAND BELONGED TO DODDAMANE ABBAIAH

ITEM NO.3:

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY COMPRISING IN CONVERTED LAND BEARING SY NO.88/2 OF KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, MEASURING 18 GUNTAS; AND BOUNDED ON:

EAST BY:PORTION OF SAME SY.NO.ALLOTTED TO NAGARAJA REDDY

WEST BY: LAND IN SY.NO.87/2;

NORTH BY LAND IN SY.NO.87/2;

SOUTH BY:DODDAMANE ABBAIAH'S PROPERTY IN SY.NO.86/1;

SCHEDULE-A (a) - PROPERTY

DESCRIPTION OF THE IMMOVABLE PROPERTY ON WHICH THE CLUB HOUSE & COMMERCIAL SPACE OF THE (APARTMENT COMPLEX IS SITUATED)

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEING THE PORTION OF LAND MEASURING 1,23,057 SQ.FT. OUT OF THE ENTIRE PROJECT LAND COMPRISING IN ITEM NO.1 TO 3 OF SCHEDULE-A PROPERTY HEREIN ABOVE, VIZ., (I) SY.NO.87/1 MEASURING 1 ACRE 16 GUNTAS, (II) SY.NO.87/2 MEASURING 39 GUNTAS, (III) SY.NO.88/2 MEASURING 18 GUNTAS, SITUATED IN KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, (TOTALLY MEASURING 2 ACRES 33 GUNTAS OR 1,23,057 SQ.FT.), BEING THE LAND APPURTENANT TO THE CLUB HOUSE AND COMMERCIAL BUILDING WHICH IS AS MARKED IN THE BUILDING PLAN APPROVED BY THE BRUHAT BANGALORE MAHANAGARA PALIKE VIDE NO.J.D.T.P/S/LP/59/2010-11, ALONGWITH ALL RIGHTS OF WAY, WATER, LIGHT, ELECTRICITY, DRAINAGE, EASEMENTARY AND OTHER RIGHTS AND APPURTENANCES ATTACHED THERETO.

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. MRS. NAGARATNA B V (BORROWER) W/O MR. GOVINDA RAJU</p> <p>2. MR. K. GOVINDARAJU (CO-BORROWER) S/O LATE H.KRISHNA MURTHY BOTH AT: NO.41 4TH BLOCK 1ST MAIN 1ST CROSS, MUNESHWARA SWAMI LAYOUT, DODDABOMMASANDRA, BANGALORE, KARNATAKA- 560097</p> <p>BOTH ALSO AT:</p>	<p>1) E-AUCTION DATE :- 19/04/2024 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 :- 18/04/2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 14.04.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 1,05,00,000/- (RUPEES ONE CRORE FIVE LAKH ONLY)</p> <p>EMD: RS. 10,50,000/- (RUPEES TEN LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS.1,00,000/-- (RUPEES ONE LAKH ONLY) & IN SUCH MULTIPLES.</p>

402, 4TH BLOCK E, N D PASSION ELITE
KUDLU VILLAGE,
SARJAPURA HOBLI, ANEKAL TALUK,
PRESENTLY BBMP
KATHA NO. 54, BANGALORE DISTRICT,
87/1, 87/2 & 88/2,
BANGALORE, KARNATAKA -583212.

BOTH ALSO AT:

NO 22,4TH FLOOR, SALARPURIA
TOWER-1,
HOSUR MAIN ROAD, KORAMANGALA,
BANGALORE – 560095.

BOTH ALSO AT:

NO 10,3RD A CROSS, 4TH MAIN,
SADANANDA NAGAR,
NGEF LAYOUT, BANGALORE – 560038

LOAN ACCOUNT NO.

HOU/MLS/0617/398407

TOTAL OUTSTANDING: RS. RS.1,05,11,675.62/-
(RUPEES ONE CRORE FIVE LAKHS ELEVEN
THOUSAND SIX HUNDRED SEVENTY FIVE AND
SIXTY TWO PAISE ONLY) OUTSTANDING AS ON
27.11.2018 WITH FURTHER INTEREST
APPLICABLE FROM 28.11.2018 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 RAIGAD OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR22015921 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. MURALI MR (+91 9900448628) (+91-9152219751) & MR. VIJAYKUMAR MENON (+91 9940572248)**

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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: BANGALORE

DATE: 11.03.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

