

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, 2ND 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:

SCHEDULE A

ALL THAT PIECE AND PARCEL OF VACANT LAND MEASURING AN EXTENT OF 2 ACRES AND 75 CENTS OR THEREABOUTS OUT OF THE TOTAL EXTENT OF 3 ACRES AND 49 CENTS, COMPRISED IN SURVEY NO.110/3, SITUATED AT NO.8, AYYANCHERY VILLAGE, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT. BOUNDED ON THE:

NORTH BY : GOVERNMENT WASTE LAND

SOUTH BY : LAND IN SURVEY NO.110/4

EAST BY : REMAINING LAND BELONGS TO T. GAJENDRAN IN SURVEY NO.110/3 INCLUDING THE COMMON PASSAGE

WEST BY : BABA NAGAR EXTENSION LAYOUT PARK AND PASSAGE

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

SCHEDULE-B

588SQ.FT., UNDIVIDED SHARE OF LAND OUT OF SCHEDULE “A” MENTIONED PROPERTY, TOGETHER WITH RESIDENTIAL FLAT BEARING “NO.229”, IN ‘THIRD FLOOR’ MEASURING 1176SQ.FT., (INCLUSIVE OF COMMON AREA) WITH CAR PARKING, FLAT IN THE NAME OF “SAI ENGINEERS APARTMENTS”, SITUATED AT NO.8, AYYANCHERRY VILLAGE, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT.

PROPERTY NO.2:

SCHEDULE- A

ALL THAT PIECE AND PARCEL OF THE VACANT LAND MEASURING AN EXTENT 2 ACRES AND 75 CENTS OR THEREABOUTS OUT OF THE TOTAL EXTENT OF 3 ACRES AND 49 CENTS, COMPRISED IN SURVEY NO.110/3, SITUATED AT NO.8, AYYANCHERY VILLAGE, CHENGALPATTU TALUK, KANCHIPURAM DISTRICT., THE LAND BEING:

NORTH BY: GOVERNMENT WASTE LAND,

SOUTH BY: LAND IN SURVEY NO.110/4,

EAST BY : REMAINING LAND BELONGS TO T.GAJENDRAN IN SURVEY NO.110/3 INCLUDING THE COMMON PASSAGE

WEST BY : BABA NAGAR EXTENSION LAYOUT PARK AND PASSAGE

SCHEDULE- B

588SQ.FT., UNDIVIDED SHARE OF LAND OUT OF SCHEDULE “A” MENTIONED PROPERTY, TOGETHER WITH RESIDENTIAL FLAT BEARING “NO.529”, IN ‘THIRD FLOOR’ MEASURING 1176SQ.FT., (INCLUSIVE OF COMMON AREA) WITH CAR PARKING, FLAT IN THE NAME OF “SAI ENGINEERS APARTMENTS”, SITUATED AT NO.8, AYYANCHERRY VILLAGE, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT.

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. MR. R. SIVAKUMAR (BORROWER) S/O MR. R. RADHAKRISHNAN</p> <p>2. MRS. K.P PUSHPA (CO-BORROWER) W/O MR. R. SIVAKUMAR BOTH AT: NO.2C, BALAJI AVENUE ALAPPAKKAM, CHENNAI, TAMIL NADU- 600116</p> <p>BOTH ALSO AT: FLAT NO.229, THIRD FLOOR, BLOCK NO.2, SAI ENGINEERING APARTMENT, MADHURAI MEENAKSHI PURAM AYYACHERY, CHENNAI TAMIL NADU- 603210</p> <p>BOTH ALSO AT: 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 & HOU/CHE/0516/289859</p> <p>TOTAL OUTSTANDING: RS.1,45,78,974/- RUPEES ONE CRORE FORTY FIVE LAKH SEVENTY EIGHT THOUSAND NINE HUNDRED SEVENTY FOUR ONLY) OUTSTANDING AS ON 18.09.2024 WITH FURTHER INTEREST APPLICABLE FROM 19.09.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 15.10.2024 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 :-14.10.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 04.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE FOR PROPERTY NO.1- RS-24,00,000 /- (RUPEES TWENTY FOUR LAKH ONLY)</p> <p>FOR PROPERTY NO.2- RS. 24,00,000/- (RUPEES TWENTY FOUR LAKH ONLY)</p> <p>EMD: FOR PROPERTY NO.1- RS-2,40,000 /- (RUPEES TWO LAKH FORTY THOUSAND ONLY)</p> <p>FOR PROPERTY NO.2- RS. 2,40,000/- (RUPEES TWO LAKH FORTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) FOR EACH PROPERTY & IN SUCH MULTIPLES.</p>

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

PLACE: CHENNAI

DATE: 19.09.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**