

**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, 2<sup>ND</sup> FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI 600 006. (LANDMARK: 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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “PNBHFL”) ON 14.11.2018 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 OF PROPERTY-A**

ALL THAT PIECE AND PARCEL OF LAND COMPRISED IN SURVEY NO.218/2, 223/5, 223/6, 223/7, 223/8, 223/9, 223/10, 223/11, 223/12, 223/13, 223/14, 223/15, 223/16, 223/17, 223/18, 223/19, 223/20, 224/1, 224/2A, 224/2B, 224/6, 224/7A1, 224/7A2, 224/7B, 224/10, 224/11A, 224/11B, 224/11C, 224/12, 224/13A, 224/13B, 224/14, 224/15, 224/16, 224/20, 224/22, 224/23, 224/24, 224/27A, 224/27B, 224/24C, 224/27D, 227/28, 227/29, 227/30, CONVERTED INTO HOUSE SITE IN THE NAME OF “PHOENIX CITY” AT NO.127, PANRUTI VILLAGE, SRIPERUMBUTHUR TALUK, KANCHEEPURAM DISTRICT LYING WITHIN THE REGISTRATION DISTRICT OF KANCHEEPURAM AND THE REGISTRATION SUB- DISTRICT OF WALAJABAD.

**SCHEDULE OF PROPERTY-B**

ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITE SITUATE IN PLOT NO.53, MEASURING TO AN EXTENT OF 2196 SQ.FT., PHOENIX CITY AT PANRUTTI VILLAGE, SRIPERUMPUDUR TALUK, KANCHEEPURAM DISTRICT COMPRISED IN SURVEY NO.224/24, 27C, 27D, DTCP NO. LP/DDTCP(CR) NO.54 OF 2016 DATED, PLOT NO.53 BOUNDED AS:EAST BY : PLOT NO.52, WEST BY : PLOT NO.54 & VACANT LAND, NORTH BY : PLOT NO.61,62 & 63, SOUTH BY: PUNCHAYAT ROAD AND HAVING A LINEAR MEASUREMENT OF EAST TO WEST ON THE NORTHERN SIDE- 71’ EAST TO WEST ON THE SOUTHERN SIDE- 40’6” NORTH TO SOUTH ON THE EASTERN SIDE- 59’ NORTH TO SOUTH ON THE WESTERN SIDE- 60’6” TOTALING AN EXTENT OF 2196 SQ.FT. AND WITHIN THE SUB-REGISTRATION DISTRICT OF WALAJABAD AND IN THE REGISTRATION DISTRICT OF KANCHEEPURAM.

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. E KUMAR (BORROWER) S/O MR. ELUMALAI AT: OM SAKTHI WELDING WORKS NEW NO.9, THALAMBUR, MAIN ROAD, NAVALVA, CHENNAI, TAMIL NADU- 600130</b>	1) E-AUCTION DATE :- 28.08.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 27.08.2024 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS. 16,50,000/- (RUPEES SIXTEEN LAKH FIFTY THOUSAND ONLY)  EMD: RS. 1,65,000 /- (RUPEES ONE LAKH SIXTY FIVE THOUSAND ONLY)
<b>2. MRS. BABY.K (CO-BORROWER) W/O MR. E. KUMAR BOTH AT: NO.2/254, PADAVATTAMMAN KOIL STREET, THAZHAMBUR,</b>	3.) DATE OF INSPECTION:- 23.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	

<p>CHENNAI, TAMIL NADU- 602103</p> <p><b>BOTH ALSO AT:</b>  PLOT NO.53, PHOENIX CITY,  PANRUTI VILLAGE, SRIPERUMBUDUR  TALUK, KANCHEEPURAM DISTRICT,  S.NO.218/2, 223/5, 6,7,8,9,10,  11,12,13, NEAR TO GOVERNMENT  SCHOOL,  BAZZAR ROAD, CHENNAI, TAMIL NADU-  631604</p> <p>LOAN ACCOUNT NO. HOU/CHE/1016/328919</p> <p>TOTAL OUTSTANDING: <b>RS. 25,56,317/-</b>  <b>(RUPEES TWENTY FIVE LAKH FIFTY SIX</b>  <b>THOUSAND THREE HUNDRED AND</b>  <b>SEVENTEEN ONLY)</b> OUTSTANDING AS ON  02.02.2018 WITH FURTHER INTEREST  APPLICABLE FROM 03.02.2018 ALONG WITH  ALL COST, CHARGES &amp; EXPENSES UNTIL  PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>BID INCREMENT –  RS. 10,000/- (RUPEES  TEN THOUSAND ONLY)  &amp; IN SUCH MULTIPLES.</p>
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT <b>CHENNAI</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR22014463</b> AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT <b>MR. SYAM NAMBURI (+91 9677288418) &amp; MR. VELMURUGAN K (+91 9884718338).</b>  <b>BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK  <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK’S WEBSITE  I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p> <p><b>PLACE: CHENNAI</b></p> <p><b>DATE: 16.08.2024</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER</b>  <b>KOTAK MAHINDRA BANK LIMITED</b></p>		