

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. NO.1050, 2ND FLOOR, SRINIVAS BAVAN, AVINASHI ROAD, COIMBATORE-641018.

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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 19.12.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ 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 PROPERTY BEARING OLD NATHAM S.NO. 944/1 AS PER SUB-DIVISION S.NO. 944/43, HECTARE 252 IN THIS FOR AN EXTENT 2335 ½ SQ.FT OF LAND, RCC BUILDING IN DOOR NO. 12/300, AND ALL OTHER EASEMENT RIGHTS SITUATED AT DHARMAPURI DISTRICT, DHARMAPURI REGISTRATION DISTRICT, PALACODE SRO, PALACODE VILLAGE.

“D” SCHEDULE MUSHTAQ AHAMED PROPERTY BOUNDARIES:

EAST : HUSSEN PROPERTY
WEST : SABEER AHAMED PROPERTY
NORTH : ROAD
SOUTH : ABDUL KADHAR PROPERTY

EAST WEST NORTHERN SIDE 27 FEET,
EAST WEST SOUTHERN SIDE 27 FEET,
NORTH SOUTH EASTERN SIDE 43 ¼ FEET
NORTH SOUTH WESTERN SIDE 43 ¼ FEET

MEASURING OF 1167 ¾ SQ.FT

“G” SCHEDULE SABEER AHAMED PROPERTY BOUNDARIES:

EAST : MUSHTAQ AHAMED PROPERTY
WEST : ROAD
NORTH : ROAD
SOUTH : ABDUL KADHAR PROPERTY

WEST NORTHERN SIDE 27 FEET,

EAST WEST SOUTHERN SIDE 27 FEET,
NORTH SOUTH EASTERN SIDE 43 ¼ FEET
NORTH SOUTH WESTERN SIDE 43 ¼ FEET
MEASURING OF 1167 ¾ SQ.FT

TOTALLY MEASURING OF 2335 ½ SQ.FT

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
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	3.DATE & TIME OF THE PROPERTY INSPECTION	
<p>1. MR. B MUSHTAQ AHMED (BORROWER) S/O MR. ABDUL BASHEER AHMED</p> <p>2. MRS. ZAHEDA MUSHTAQ AHMED W/O MR. MUSHTAQ AHAMED (CO BORROWER)</p> <p>3. MR.SHABEERAHAMED BASHEERAHAMED S/O MR. BASHEERAHAMED (CO BORROWER)</p> <p>4. MRS. RIYANA W/O MR. SHABEER AHMED (CO BORROWER) ALL AT: D.NO.12/300, PUDUPATTANIYAR STREET, PALAKKODU, DHARMAPURI, TAMIL NADU-636808</p> <p>ALL ALSO AT: RS. NO. OLD 944/1 RS. NO. NEW 944/43, WARD NO. OLD-8, WARD NO. NEW-12, D.NO. OLD 26-C, D.NO. NEW 12/300, PUTHU PATTANIYAR STREET,PALACODE VILLAGE, PALACODE TALUK, DHARMAPURI, TAMIL NADU-636808</p> <p>LOAN ACCOUNT NO. 4P9BLSEX436052</p> <p>TOTAL OUTSTANDING: RS.36,03,914/- (RUPEES THIRTY SIX LAKH THREE THOUSAND NINE HUNDRED AND FOURTEEN ONLY) OUTSTANDING AS ON 27.08.2024 WITH FURTHER INTEREST APPLICABLE FROM 28.08.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULLWITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 03.10.2024 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 :- 01.10.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 27.09.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 26,00,000/- (RUPEES TWENTY SIX LAKH ONLY)</p> <p>EMD: RS. 2,60,000/- (RUPEES TWO LAKH SIXTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **COIMBATORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR20591453** 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. MR. VELMURUGAN KATHIRVEL (+919884718338), MR. MR. VIGNESH S (+91 9092919036). 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: DHARMAPURI, TAMIL NADU

DATE: 28.08.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**