

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: 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 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 “**PNBHFL**”) ON 26.08.2019 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

ALL THAT PIECE AND PARCEL OF FLAT NO.1011, FIRST FLOOR, ZONE 2, TYPE F (3 BHK) CONSTRUCTED IN THE BUILDING NAMED “INDU ANANTYA” ADMEASURING 1771SQ.FT. OF SUPER BUILT UP AREA ALONGWITH ONE COVERED CAR PARKING AND 1068 SQ.FT. UNDIVIDED SHARE OF LAND OUT OF TOTAL LAND AREA MEASURING TO AN EXTENT OF 5 ACRES AND 14 CENTS (2,23,898 SQ.FT. OR THEREABOUTS) LYING IN EGATTUR VILLAGE NO.34, COMPRISED IN OLD SURVEY NO.103 AND PRESENT S.NOS.103/1 & 103/2 AS PER PATTA NOS. 165 & 210 AND SITUATED WITHIN THE REGISTRATION DISTRICT OF KANCHEEPURAM AND SUB REGISTRATION DISTRICT OF THIRUPORUR.

DEMARCATON OF THE LAND IS AS UNDER:

EAST BY: S.NOS. 106, 104 & 100

WEST BY: S.NOS. 109, 110 & 111

NORTH BY: S.NOS. 109, 110 & 108

SOUTH BY: S.NOS. 102, 100 & 104

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. RAVI ARULSWAMY (BORROWER) S/O MR. ARULSWAMY AT: M/S DREAMLAND DESIGNS THROUGH ITS PROPRIETOR MR. RAVI NO.16, 1ST MAIN ROAD, KAMARAJ NAGAR EXTENSION, ALAPAKKAM MAIN ROAD, MADURAVOYAL, CHENNAI, TAMIL NADU-600095</p> <p>ALSO AT: 6/13, 3RD MAIN ROAD UNITED INDIA COLONY, KODAMBAKKAM, CHENNAI, TAMIL NADU - 600024</p>	<p>1) E-AUCTION DATE :- 23.09.2024 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 :- 22.09.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 10.09.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.62,00,000/- (RUPEES SIXTY TWO LAKH ONLY)</p> <p>EMD: RS. 6,20,000/- (RUPEES SIX LAKH TWENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

<p>2. MRS. CHITRA RAVI (CO-BORROWER) W/O MR. RAVI</p> <p>BOTH AT D.NO. 40, TOWER-22, SKYCITY APARTMENT, AMBATTUR ROAD, VANAGARAM, CHENNAI, TAMIL NADU-600052</p> <p>BOTH ALSO AT: FLAT NO. 1011, 1ST FLOOR, INDUS ANANTYA ZONE-2, INDUS ANANTYA, OMR, NATHAM LINK ROAD, EGATTUR VILLAGE, CHENNAI, TAMIL NADU-603103</p> <p>LOAN ACCOUNT NO. HOU/CHE/0118/479668</p> <p>TOTAL OUTSTANDING: RS.1,55,89,910/- (RUPEES ONE CRORE FIFTY FIVE LAKH EIGHTY NINE THOUSAND NINE HUNDRED TEN ONLY) OUTSTANDING AS ON 12.08.2024 WITH FURTHER INTEREST APPLICABLE FROM 13.08.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
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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 **RAR22018990** 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 NARAYANAN .P (+91 9600222111), MR. VELMURUGAN KATHIRVEL (+91 9884718338). 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: 20.08.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**