

**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 LIMITED- KOTAK HOUSE, 2<sup>ND</sup> FLOOR, NO 22, M.G ROAD, BANGLORE- 560001**

**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 FORD (HEREINAFTER REFERRED TO AS "FCIPL/FORD") ON 08.05.2019 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FORD CREDIT INDIA PRIVATE 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.(I):**

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING SITE NO. 387, SITUATED IN "CO-OPERATIVE HOUSING FEDERATION LAYOUT -1ST PHASE LYING WITHIN THE BOUNDARY OF THE LAND SURVEY NOS.61 & 62(P), IN AN APPROVED LAYOUT PLAN CONSISTING OF 56/3A,56/3B,56/4,58/1,59/2, 59/3,59/4,59/5,59/6,59/7,59/8,59/9,59/10,59/11,59/13,60,61,62 (PORTION), 63/1,63/2F, 63/2G1, 64(PORTION), 65/1A, 65/1B, 65/2A, 65/2B, 65/2C,66/2 AND 66/3 SITUATED AT, CHUNCHANAKUPPE VILLAGE, TAVAREKERE HOBLI, BENGALURU SOUTH TALUK, BANGLORE DISTRICT, WITHIN BMRDA LIMITS, MEASURING AND BOUNDED AS FOLLOWS: MEASUREMENT: EAST TO WEST: 18 MTS, NORTH TO SOUTH: 25 MTRS; IN ALL 450 SQ. MTRS OR 4843.80 SQ.FT.

BOUNDARIES AS:

EAST BY: ROAD,  
WEST BY: SITE NO. 385,  
NORTH BY: PATHWAY,  
SOUTH BY: SITE 386.

**NAME OF THE MORTGAGOR:** MR. M.P VIKRAM S/O MR. M.K. PANDURANGA SETTY.

**PROPERTY NO.(II):**

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING OFFICE UNIT BEARING T-304, NEW MUNICIPAL NO.8-26, OLD NO.196/8, PROPERTY ID NO.60-146-8/26, MEASURING 643 SQUARE FEET OF SUPER BUILT-UP AREA INCLUDING A PLINTH AREA OF 525 SQUARE FEET, SITUATED ON THE 3RD FLOOR OF THE COMMERCIAL BUILDING KNOWN AS "SURAJ PLAZA", CONSTRUCTED ON THE LAND BEARING NO.196-8, 25TH CROSS, 8TH "F" MIAN, 3RD BLOCK, JAYANAGAR, BENGALURU- 560011, IN BBMP WARD NO.60, PATTABHIRAMANAGAR, MEASURING 7,000 SQUARE FEET, TOGETHER WITH AN UNDIVIDED 243 SQUARE FEET SHARE OF THE SAID LAND AND ONE COVERED CAR PARKING SPACE BEARING NO.5 IN THE BASEMENT OF THE SAID BUILDING.

BOUNDED AS:

EAST: 8TH "F" MAIN ROAD,  
WEST: PROPERTY BEARING NO. 197,  
NORTH: PRIVATE PROPERTY,  
SOUTH: PRIVATE PROPERTY NO.217.

**NAME OF THE MORTGAGOR:** MR. M.P VIKRAM S/O MR. M.K. PANDURANGA SETTY

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><b>1. LATHANGI MOTORS PRIVATE LIMITED (BORROWER) REPRESENTED BY ITS MANAGING DIRECTOR AND AUTHORISED SIGNTAORY MR. M.P. VIKRAM SETTY</b> <b>CIN NO.U31103KA2008PTC046517</b> <b>AT:</b> NO. 688, 100 FT. RING ROAD, 15<sup>TH</sup> CROSS, JP NAGAR, 2<sup>ND</sup> PHASE, KARNATAKA, BANGALORE-560078</p> <p>2. MR. M.P VIKRAM SETTY (GUARANTOR) S/O MR. M K PANDURANGA SETTY</p> <p>3. MRS. M.V. RAMAVATHI (GUARANTOR) W/O MR. M.P VIKRAM SETTY</p> <p>4. MR. M.K PANDURANGA SETTY (GUARANTOR) S/O MR. MEDA KASTURIRANGA SETTY</p> <p>5. WILWAY ENGINEERING AND CONSTRUCTION PVT. LTD (GUARANTOR) CIN NO. U63090KA1998PTC024562 REGISTERED OFFICE AT: NO.14, BULL TEMPLE ROAD, BASAVANGUDI, BANGALORE-560004</p> <p><b>ALL AT:</b> T- 304 ON 3<sup>RD</sup> FLOOR MUNICIPAL NO.196-8 SURAJ PLAZA AT 25<sup>TH</sup> CROSS, 8<sup>TH</sup> 'F' MAIN, 3<sup>RD</sup> BLOCK, JAYANAGAR, BANGALORE 560041.</p>	<p>1) E-AUCTION DATE :- 08.11.2024 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:- 07.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 26.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE:</p> <p>FOR PROPERTY NO.(I)-RS-57,00,000 /- (RUPEES FIFTY SEVEN LAKH ONLY)</p> <p>FOR PROPERTY NO.(II)-RS. 59,50,000/- (RUPEES FIFTY NINE LAKH FIFTY THOUSAND ONLY)</p> <p>EMD:</p> <p>FOR PROPERTY NO.(I)-RS-5,70,000 /- (RUPEES FIVE LAKH SEVENTY THOUSAND ONLY)</p> <p>FOR PROPERTY NO.(II)-RS. 5,95,000/- (RUPEES FIVE LAKH NINETY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – FOR PROPERTY 1 &amp; 2</p> <p>RS. 50,000/- (RUPEES FIFTY THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

**ALL ALSO AT:**

SITE BEARING NO 387,  
KARNATAKA STATE HOUSING CO  
OPERATIVE HOUSING FEDRATION  
LAYOUT, 1<sup>ST</sup> PHASE  
CHUNCHANAKUPPE VILLAGE,  
THAVAREKERE HOBLI, BENGALURU  
SOUTH TALUK, BANGALORE- 562130.

LOAN ACCOUNT NO. 01101

TOTAL OUTSTANDING: **RS.15,50,89,574 /-**  
**(RUPEES FIFTEEN CRORE FIFTY LAKH**  
**EIGHTY NINE THOUSAND FIVE HUNDRED**  
**AND SEVENTY FOUR ONLY)** OUTSTANDING AS  
ON 14.10.2024 WITH FURTHER INTEREST  
APPLICABLE FROM 15.10.2024 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 **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR21213003** 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. VIJAY KUMAR MENON (+919940572248) & MR. MURALI MR (+919900448628)**. **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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: BANGLORE**

**DATE: 16.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

