

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 :M.G 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 PROVISO 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 CO- BORROWER (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 04.07.2024 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

ITEM NO.1:

ALL THAT PIECE AND PARCEL OF VACANT PLOT BEARING NO. 124, MEASURING 44 SQ. MTRS, (473 SQ.FT) SITUATED IN THE LAYOUT KNOWN AS “ASHOK NANDAVANAM-PHASE-III”, (CMDA APPROVAL VIDE P.P.D L.O NO. 4/2016) COMPRISED IN SURVEY NO.193/5 IN MELMANAMBEDU VILLAGE (KORATTUR- “B” VILLAGE AS PER REVENUE RECORDS), POONAMALLEE TALUK, TIRUVALLUR DISTRICT MEASURING:-

EAST TO WEST ON THE NORTHERN SIDE-10 METERS

EAST TO WEST ON THE SOUTHERN SIDE- 10 METERS

NORTH TO SOUTH ON THE EASTERN SIDE- 4.4 METERS

NORTH TO SOUTH ON THE WESTERN SIDE- 4.4 METERS

ADMEASURING 473 SQ.FT OR THEREABOUTS AND BOUNDED ON THE:

NORTH BY: VACANT LAND

SOUTH BY: PLOT NO.125

EAST BY: PLOT NO.63

WEST BY: 7.2 METERS ROAD

ITEM NO.2:

ALL THAT PIECE AND PARCEL OF VACANT PLOT BEARING NO.125, MEASURING 60 SQ MTRS (646 SQ. FT.) SITUATED IN THE LAYOUT KNOWN AS “ASHOK NANDAVANAM-PHASE-III”, (CMDA APPROVAL VIDE P.P.D L.O NO. 4/2016) COMPRISED IN SURVEY NO.193/5 IN MELMANAMBEDU VILLAGE (KORATTUR- “B” VILLAGE AS PER REVENUE RECORDS), POONAMALLEE TALUK, TIRUVALLUR DISTRICT MEASURING:-

EAST TO WEST ON THE NORTHERN SIDE-10 METERS

EAST TO WEST ON THE SOUTHERN SIDE- 10 METERS

NORTH TO SOUTH ON THE EASTERN SIDE- 6 METERS

NORTH TO SOUTH ON THE WESTERN SIDE- 6 METERS

ADMEASURING 646 SQ.FT OR THEREABOUTS AND BOUNDED ON THE:

NORTH BY: PLOT NO.124

SOUTH BY: PLOT NO. 126

EAST BY: PLOT NO. 63

WEST BY: 7.2 METERS ROAD

ITEM 1 AND ITEM 2 IN TOTAL MEASURING 1119 SQ.FT SITUATED WITHIN THE REGISTRATION DISTRICT OF SOUTH CHENNAI AND SUB-REGISTRATION DISTRICT OF POONAMALLEE.

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
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<p>1. MR. M MOHAN (BORROWER) S/O MR. MUNUSWAMY</p> <p>2. MRS. SUJITHA M (CO-BORROWER) W/O MR. M MOHAN BOTH AT: NO.7/4, 4TH CIRCULAR ROAD, JAWAHAR NAGAR, CHENNAI TAMIL NADU- 600082</p> <p>BOTH ALSO AT: PLOT NO.124, ASHOK NANDAVANAM- THIRUMAZHISAI PHASE 3 MELMANAMBEDU VILLAGE, POONAMALLE TALUK, TIRUVALLUR DISTRICT, S.NO. 378/1A, S.NO. 193/4, 193/5, 244/2, MELMANAMBEDU JUNCTION,MELMANAMBEDU BAZZAR ROAD, CHENNAI, TAMIL NADU- 602001</p> <p>BOTH ALSO AT: PLOT NO.124, ASHOK NANDAVANAM- THIRUMAZHISAI PHASE 3 MELMANAMBEDU VILLAGE, POONAMALLE TALUK, TIRUVALLUR DISTRICT, S.NO. 378/1A, S.NO. 193/4, 193/5, 244/2, MELMANAMBEDU JUNCTION,MELMANAMBEDU BAZZAR ROAD, CHENNAI, TAMIL NADU- 602001</p> <p>LOAN ACCOUNT NO. HOU/CHE/0117/348496</p> <p>TOTAL OUTSTANDING: RS. 24,60,816/- (RUPEES TWENTY FOUR LAKH SIXTY THOUSAND EIGHT HUNDRED AND SIXTEEN ONLY) OUTSTANDING AS ON 09.10.2024 WITH FURTHER INTEREST APPLICABLE FROM 10.10.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 20.11.2024 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:- 19.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 28.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.10,00,000/- (RUPEES TEN LAKH ONLY)</p> <p>EMD: RS.1,00,000/- (RUPEES ONE LAKH ONLY)</p> <p>BID INCREMENT – RS. 10,000/-(RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</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 **RAR22019664** 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. SYAM NAMBURI (MOB NO. +919677288418), PRAVEEN RAJ S (MOB NO. +91 8438999437) & VISHAL ADISHESHAN (MOB NO. +919941016600). 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: 22.10.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**