

**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 :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 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 13.09.2024 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**

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.198, MEASURING AN EXTENT 1308 SQ.FT. (AS PER MEASUREMENT 1184 SQ. FT.) TOGETHER WITH BUILDING BEING CONSTRUCTED THEREIN, COMPRISED IN GRAMA NATHAM OLD S.NOS.4 (PT), 7(PT) & 8(PT), NEW S.NO.4/22 OF THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

PROPERTY BOUNDED AS:

NORTH BY: PLOT NO.204

SOUTH BY: ROAD

EAST BY: ROAD

WEST BY: CANAL

SITUATED WITHIN THE SUB-REGISTRATION DISTRICT OF PAMMAL AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

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. MR. PREMANANDH (BORROWER) S/O MR. GOPALAKRISHNAN VENKATESAN</b></p> <p><b>2. MRS. P BHAVANI (CO- BORROWER) W/O MR. PREMANANDH BOTH AT: NO.1, RANGA MANNAR STREET, AGARAM CHENNAI TAMIL NADU- 600011</b></p> <p><b>BOTH ALSO AT:</b></p>	<p>1) E-AUCTION DATE :- 27.11.2024 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:- 26.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 09.11.2024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 13,00,000/- (RUPEES THIRTEEN LAKH ONLY)</p> <p>EMD: RS. 1,30,000/- (RUPEES ONE LAKH THIRTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY)</p>

<p>6-22, CHIDHAMBARAM STREET, AGARAM, JAWAHAR NAGAR CHENNAI, TAMIL NADU-600082</p> <p><b>BOTH ALSO AT:</b> PLOT NO. 198, MANIMEDU,  THANDALAM, CHENNAI  TAMIL NADU-600128</p> <p>LOAN ACCOUNT NO. HOU/OMR/0717/408838</p> <p>TOTAL OUTSTANDING: <b>RS. 49,64,785/-</b> <b>(RUPEES FORTY NINE LAKH SIXTY FOUR THOUSAND SEVEN HUNDRED AND EIGHTY FIVE ONLY)</b> OUTSTANDING AS ON 17.10.2024 WITH FURTHER INTEREST APPLICABLE FROM 18.10.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>&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>RAR22015059</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 (MOB NO. +919677288418), MR. VISHAL ADISHESHAN (+919941016600) &amp; MR. PRAVEEN RAJ. S (+918438999437). 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: 21.10.2024</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</b></p>		

