



548
4-6-24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 04.06.2024

1. **Mr. J. Pushpanathan**
S/o Mr. Jacop

(Borrower)

At:
M/S Pushpa Centrings
No.6/499 Nataam Main
Road, Thazambur,
Chennai-603103

2. **Mrs. Jayanthi. P**
W/o Mr. Pushpanathan

(Co-Borrower)

At:
193, Kelambakkam (P)
Chengalpattu (TK),
Kancheepuram, Chennai,
Tamil Nadu- 603103

Both At:

No.2/314, Madha Kovil Street,
Kelambakkam, Kancheepuram,
Chennai, Tamil Nadu- 603103
Email Id : pushpacentrings@gmail.com

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **23.05.2019** issued by PNB Housing Finance Limited (hereinafter referred to as "**PNBHFL**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**SARFAESI Act**"), related to Loan Account No. **HOU/CHE/0717/408845** wherein PNBHFL had called upon you to pay the dues of **Rs. 26,25,913.09/- (Rupees Twenty Six Lakh Twenty Five Thousand Nine Hundred Thirteen and Nine Paise Only)** due and payable as on **23.05.2019** along with future interest applicable from **24.05.2019** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by PNBHFL within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. **PNBHFL** has vide an assignment agreement dated **04.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "**KMBL/The Bank**") along with all its rights, title, interests, benefits in the facilities granted by PNBHFL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of the outstanding amount pertaining to above said account(s) is now vested with The Bank.

3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such the Authorized officer of PNBHFL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 18.11.2019 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.
4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of the report of the valuer, secured asset was put on auction on 14.09.2022 by PNBHFL with the Reserve Price of Rs.4,70,900/- (Rupees Four Lakh Seventy Thousand and Nine Hundred Only). However the said auction failed for want of bidders.
5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs. 4,00,000/- (Rupees Four Lakh Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.
6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs. 26,25,913.09/-(Rupees Twenty Six lakh Twenty Five Thousand Nine Hundred Thirteen and Nine Paise Only)** as of **23.05.2019** along with future interest applicable from **24.05.2019** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	27.06.2024
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	26.06.2024 UP TO 6:00 P.M. (IST.)



4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., #185, 2nd Floor, Mount Road, Anna Salai, Chennai 600 006 (Land Mark :Citroen Car Showroom and Next to thousand lights Metro Railway station)
5	MODE OF AUCTION	E-auction through website HTTP://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (fifteen) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).

For Kotak Mahindra Bank Limited

Authorized Officer



ANNEXURE – “A”

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. J. Pushpanathan 2. Mrs. Jayathi P
Loan account no.	HOU/CHE/0717/408845
Amount outstanding	
Rs. 26,25,913.09/- (Rupees Twenty Six lakh Twenty Five Thousand Nine Hundred Thirteen and Nine Paise Only) as of 23.05.2019 along with future interest applicable from 24.05.2019 until payment in full and other charges	
Description of the Mortgaged property	
Item No.1	
<p>All that piece and parcel of vacant house site situated at Plot No.48 measuring to an extent of 554 Sq.Ft., Phoenix City at Panruti Village, Sriperumbudur Taluk, Kancheepuram District comprised in Survey Nos. 224/6 Patt Nos.573 DTCP.No.LP/DDTCP(CR) No.54 of 2016 dated 20-04-2016 and Plot No.47 bounded on the</p> <p>East by: Vacant Land West by: 30 Feet Raod North by: Plot No.47 South by: Plot No.49</p> <p>And having a linear measurement of East to West on the Northern side- 30'6" East to West on the Southern side- 31' North to South on the Eastern Side- 18' North to South on the Western Side- 18'</p> <p>and situated within the Registration District of Chennai and Sub-Registration of Walajabad and within the Limits of Panrutti Panchayat ant Sriperumpudhur Panchayat Union.</p>	
Item No.2	
Schedule of Property-A	
<p>All that piece and parcel of land comprised in Survey No.218/2, 223/5, 223/6, 223/7, 223/8, 223/9, 223/10, 223/11, 223/12, 223/13, 223/14, 223/15, 223/16, 223/17, 223/18, 223/19, 223/20, 224/1, 224/2A, 224/2B, 224/6, 224/7A1, 224/7A2, 224/7B, 224/10, 224/11A, 224/11B, 224/11C, 224/12, 224/13A, 224/13B, 224/14, 224/15, 224/16, 224/20, 224/22, 224/23, 224/24, 224/27A, 224/27B, 224/24C, 224/27D, 227/28, 227/29, 227/30, converted into house site in the name of "Phoenix City" at No.127, Panruti Village, Sriperumbuthur Taluk, Kancheepuram District lying within the Registration District of Kancheepuram and the Registration Sub-District of Walajabad.</p>	
Schedule of Property-B	
<p>All that piece and parcel of vacant house site bearing Plot No.61, measuring to an extent of 2100 Sq.Ft., Phoenix City at Panrutti Village, Sriperumpudur Taluk, Kancheepuram District comprised in Survey No.224/23, 24 DTCP NO. LP/DDTCP(CR) No. 54 of 2016 dated Plot No.61 Bounded on the</p> <p>East by : Plot No.62</p>	





West by: Plot No.60
North by: 30 Feet Road
South : Plot No.53

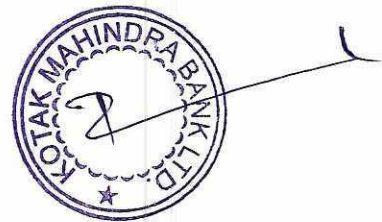
And having a linear measurement of
East to West on the Northern Side – 30'
East to West on the Southern Side- 30'
North to south on the Eastern Side- 70'
North to South on the Western Side- 70'
totaling in all to an extent of 2100 Sq.Ft and within the Sub-Registartion District of Walajabad and in the Registration District of Kancheepuram.

Name of the mortgagor:

Mr. J Pushpanathan

Reserve Price (in INR) & EMD (in INR)

Reserve price:	Rs. 4,00,000/- (Rupees Four Lakh Only)
EMD:	Rs. 40,000/- (Rupees Forty Thousand Only)



भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL102228632IN
Counter Nos1,OP-Code:OPER
To:J PUSHPANTHAM,
MADRAS GPO, PIN:600001
From:KOTAK MAHINDRA BANK LTD , MADRAS
Wt:40grams,
PS:32.00, ,05/06/2024 ,09:01
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL102228513IN
Counter Nos1,OP-Code:OPER
To:JAYANTHI P,
MADRAS GPO, PIN:600001
From:KOTAK MAHINDRA BANK LTD , MADRAS
Wt:40grams,
PS:32.00, ,05/06/2024 ,09:01
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL102228765IN
Counter Nos1,OP-Code:OPER
To:J PUSHPANTHAM,
MADRAS GPO, PIN:600001
From:KOTAK MAHINDRA BANK LTD , MADRAS
Wt:40grams,
PS:32.00, ,05/06/2024 ,09:01
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL102228646IN
Counter Nos1,OP-Code:OPER
To:JAYANTHI P,
MADRAS GPO, PIN:600001
From:KOTAK MAHINDRA BANK LTD , MADRAS
Wt:40grams,
PS:32.00, ,05/06/2024 ,09:01
<<Track on www.indiapost.gov.in>>