

**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- #6-3-1109/1, 2<sup>ND</sup> FLOOR, WEST WING, JEWEL PAWANI TOWERS, RAJ BHAVAN ROAD, SOMAJIGUDA, HYDERABAD, TELANGANA-500082.

**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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 27.12.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **BAJAJ 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****PROPERTY NO.1**

ALL THAT PIECE AND PARCEL OF THE WESTERN SIDE PORTION OF FLAT BEARING NO. 201, ASSESSED WITH NEW MUNICIPAL NO. 1-8-153/1/201 ON SECOND FLOOR IN THE BUILDING KNOWN AS “AMAN ARCADE” IN THE PREMISES BEARING MUNICIPAL NO. 1-8-153/1 ON PLOT NO.142/A, UNDIVIDED SHARE OF LAND 33 SQ.YARDS OR 27.58 SQ.MTRS (OUT OF 361 SQ.YARDS) WITH A BUILT UP AREA OF 1475 SQ.FEET (INCLUDING COMMON AREA) SITUATED AT PENDERGHAST ROAD SECUNDERABAD.

BOUNDED AS:

EAST: EASTERN PORTION OF FLAT 202,  
WEST: NEIGHBOURS PROPERTY,  
NORTH: NEIGHBOURS PROPERTY,  
SOUTH: ROAD.

**PROPERTY NO.2**

ALL THAT PIECE AND PARCEL OF THE EASTERN SIDE PORTION OF FLAT BEARING NO. 202, ASSESSED WITH NEW MUNICIPAL NO. 1-8-153/1/202 ON SECOND FLOOR IN THE BUILDING KNOWN AS “AMAN ARCADE” IN THE PREMISES BEARING MUNICIPAL NO. 1-8-153/1 ON PLOT NO. 142/A, UNDIVIDED SHARE OF LAND 39 SQ.YARDS OR 32.6 SQ.MTRS (OUT OF 361 SQ.YARDS) WITH A BUILT UP AREA OF 1675 SQ.FEET (INCLUDING COMMON AREA) SITUATED AT PENDERGHAST ROAD SECUNDERABAD.

BOUNDED AS:

EAST: ROAD,  
WEST: WESTERN PORTION OF FLAT 202,  
NORTH: NEIGHBOURS PROPERTY,  
SOUTH: ROAD.

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
<b>1. M/S RUHEEKA ENTERPRISES (BORROWER) THROUGH ITS PROPRIETOR MR. ANGALURI LAKSHMIKANTH</b>	1) E-AUCTION DATE :- 04.09.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS. 1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)
<b>2. MR. ANGALURI LAKSHMINATH (CO-BORROWER)</b>	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 03.09.2024 UP TO 6:00 P.M. (IST.)	EMD: RS. 12,00,000/-

<p><b>3. MRS. PRASADAPU GEETA (CO-BORROWER) W/O MR. ANGALURI LAKSHMIKANTH</b></p> <p><b>ALL AT:</b> H.NO. 3-8-89/1 CHANDRAPURI COLONY ROAD NO.5, L B NAGAR, HYDERABAD, TELANGANA- 500075</p> <p><b>ALL ALSO AT:</b> FLAT NO. 201 WEST SIDE PORTION, 2<sup>ND</sup> FLOOR, AMAN ARCADE, MUNICIPAL NO. 1-8-153/1, PLOT NO. 142/A, PRENDERGAST ROAD, SECUNDERABAD-500003</p> <p><b>ALL ALSO AT:</b> FLAT NO. 202, EAST SIDE PORTION, 2<sup>ND</sup> FLOOR, AMAN ARCADE, MUNICIPAL NO. 1-8-153/1, PLOT NO. 142/A, PRENDERGAST ROAD, SECUNDERABAD-500003</p> <p><b>ALL ALSO AT:</b> H.NO. 11-13-641/3, HARIPURI COLONY, NEAR ALLAKAPURI, L.B NAGAR, SARoor NAGAR, HYDERABAD -500074</p> <p>LOAN ACCOUNT NO. 400ZLT0103320692</p> <p>TOTAL OUTSTANDING: RS.1,69,84,781/- (RUPEES ONE CRORE SIXTY NINE LAKH EIGHTY FOUR THOUSAND SEVEN HUNDRED AND EIGHTY ONE ONLY) OUTSTANDING AS ON 23.07.2024 WITH FURTHER INTEREST APPLICABLE FROM 24.07.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>3.) DATE OF INSPECTION:- 02.09.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES TWELVE LAKH ONLY)</p> <p>BID INCREMENT – RS. 1,00,000/- (RUPEES ONE LAKH ONLY) &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>HYDERABAD</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR19159439</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>		

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. SATISH NARLA (+91 7396747575), MR. GOBINDA PODDER (+91 919073697729).** **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: SECUNDERABAD**

**DATE: 29.07.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**