



BY HAND / THROUGH SPEED POST

(Without Prejudice)

Date: 31-07-2024

To,

1. Mrs. Aarti Vij
No.232 N Block, 27th Street,
Anna Nagar, East, Chennai - 600102

2. Mr. Vishwadeep Babuji
No.232 N Block, 27th Street,
Anna Nagar, East, Chennai - 600102

.....Borrower/Co-Borrower

Loan Account No.	Name of the Borrower / Co-Borrower(s) /Guarantor (S)	Demand Notice Amount and Date	Reserve Price (RP)	EM D (10 % of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Outstanding	Known Encumbrances, If Any,
Loan Account No. HF - 3741635 9 CRN (467425 14).	1. Mrs. Aarti Vij 2. Mr. Vishwadeep Babuji (Borrower/Co-Borrower)	Rs.38,84,122.72/- (Rupees Thirty Eight Lakhs Eighty Four Thousand One Hundred Twenty Two and Paise Seventy Two Only) 19.07.20 21	Rs.85,39,200/- (Rupees Eighty Five Lakhs Thirty Nine Thousand Two Hundred Only)	Rs.8,53,920/- (Rupees Eight Lakhs Fifty Three Thousand Nine Hundred and Twenty Only) On or before 19-08-2024	On 14/08/2024 From 11.30 A.M to 3.30 P.M	On 20-08-2024 At 11.00 AM onwards	Rs.58,19,244/- (Rupees Fifty Eight Lakhs Nineteen Thousand Two Hundred and Forty Four only) as on 05-06-2024	Nil
Details of the Immovable Properties/Property	Mortgage over following properties: Apartments No.1, on the 7 th floor, Tower No.36, at Garden City DLF OMR, having super built up area measuring 191.784 Sq.mtr (or) 2064 Sq.ft., inclusive of							

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
5th Floor, A Wing
Samson Towers, 402 E.
Pantheon Road, Egmore
Chennai - 600 008, Tamil Nadu

T +91 44 66248712
www.kotak.com

Registered Office:
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Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

y	<p>common area, along with Car park bearing No.B-36/213, situated in Basement-2, together with undivided share of land measuring 9.210 Sq.mtr (or) 99.133 Sq.ft., in the foot print of tower 36 and undivided share of land equal to 44.44 Sq.mtr (or) 478.352 Sq.ft., in the common land area, totally measuring 53.65 Sq.mtr., (or) 577.485Sq.ft., out of Schedule "A" property, comprised in S.No.178/1A, S.No.178/2 S.No.179/1, S.No.179/2, S.No.181/1, 181/1Apart, S.No.181/2A, S.No.181/2A1 Part now subdivided as 182/3A part, S.No.183/2A and S.No.184/1 Part Situated in Thazhambur Village, Chengalpattu, Taluk, Kancheepram District, within the boundary of the said Apartment;</p> <p>North By : - Apartment No.2, South By : - open space. East By : - Life, Lobby & Staircase and West By : - Open Space</p> <p>Situated within the sub-Registration District of Thiruporur and Registration District of Chengalpattu.</p>
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Subject: Notice of 15 days under the provisions of the Security Interest (Enforcement) Rules, 2002, Sale Auction of Mortgaged Property / Secured Asset of which all the piece and parcel of the immovable property description is given above.

Dear Sir/ Madam,

The Authorized Officer of Kotak Mahindra Bank Ltd. the Secured Creditor, had issued Demand Notice dated 07-09-2021, to You the above mentioned Borrower(s)/ Co-Borrower(s)/ Guarantor (s) under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act"), calling upon you the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) to repay the entire dues showing outstanding in the Loan Account lying with the Secured Creditor and discharge the entire liability of the loan agreement in full within the period stipulated therein. As you the Borrower(s)/ Co-Borrower(s)/ POA Holder of Borrower(s)/ Mortgagor(s) / Guarantor (s) above named failed and/or neglected to comply with the said notice within the period stipulated therein, the Authorized Officer has taken over possession and control of the aforesaid mortgaged property / secured asset under Section 13 (4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002, (The Rule).

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 Bandra (E), Mumbai 400051,
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Notice is hereby given to you all that the Authorized Officer of Bank shall now proceed to sell the said Secured Asset by adopting any of the following methods mentioned in Rule 8 (5) of the Rule namely:

(a) By obtaining quotations from the persons dealing with similar secured assets or otherwise Interested in buying such assets,

OR

(b) By inviting tenders from the public;

OR

(c) By holding public auction,

OR

(d) By private treaty.

As such, you all are hereby advised, in your own interest, to obtain or cause to obtain offers either from the parties dealing in such secured assets or otherwise interested in buying the secured asset at a price beyond which, they may not be interested to quote and submit the same together with their entire offer amount/s by Demand Draft / Pay Order drawn in favour of "Kotak Mahindra Bank Ltd" payable at par, positively within 30 days from the date of this Notice.

Alternatively, you the Borrower(s)/ Co-Borrower(s)/ POA Holder of Borrower(s)/ Mortgagor(s) / Guarantor (s) may pay the entire outstanding dues of Bank and redeem the mortgage within the time limit specified hereinabove in which event, possession of the secured asset in question shall be restored to you the Borrower(s)/ Co-Borrower(s)/ POA Holder of Borrower(s)/ Mortgagor(s) / Guarantor (s). Please be noted that the outstanding in your Loan Account as on 05-06- 2024 Rs.58,19,244/- (Rupees Fifty Eight Lakhs Nineteen Thousand Two Hundred and Forty Four only) **from Loan Account** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 06-06-2024 until payment/realization. This amount of outstanding of Loan will be recalculated /generated through system on the date of payment, if you are making payment of entire outstanding as full and final to redeem the mortgage property within time limit specified herein above.

Please note that this Notice should not be construed as constituting any commitment on the part of Bank or the Authorised Officer/s to accept the offer(s) brought in by you or given at your instance and that Bank reserves its right to reject any or all of them without assigning any reason whatsoever.



Kotak Mahindra Bank

Auction process for sale of the secured Asset is initiated, a copy of its notification is attached herewith for your ready reference in the event you fail and/or neglect to submit any firm and/or valid offer(s) for the secured asset in question within 30 days from the date of this notice or Bank were to reject the offer/s made by you or by the third party(ies) at your instance, then Bank shall proceed further for sale of the secured asset in question as envisaged under the Act and the Rules framed thereunder, without any further intimation / notice to you in terms of the attached notification. Where the proceeds of such sale does not cover the entire outstanding dues of Bank together with further interest thereon, cost, charges, expenses, etc. incurred on that account till the date of payment and/or realization thereof, then, you all shall be jointly and/or severally liable to pay the amount that falls short of the total dues as and when demanded by Bank.

Please further note that in the event of your failure to pay the shortfall, Bank reserves its right to proceed against you for recovery of the shortfall as per law.

This Notice is issued to you **under the provisions of the Security Interest (Enforcement) Rules, 2002.**

Yours faithfully,

For, Kotak Mahindra Bank Ltd.

Authorized Officer

Kotak Mahindra Bank Ltd.

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