

**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, 2<sup>ND</sup> 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 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 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 PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “PNBHFL”) ON 20.05.2019 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 VACANT LAND MEASURING TO AN EXTENT OF 20,734 SQ. FT., AS PER PATTA NO.1188, SURVEY NO.1452/1B, AS PER NEW PATTA NO.1403, NEW SURVEY NO.1452/1B2, SITUATED AT NO.79, M.K.N. ROAD, GLRS NO.358, DOOR NO.1/23, ST. THOMAS MOUNT VILLAGE, TAMBARAM TALUK, KANCHEEPURAM DISTRICT & LIES WITHIN THE SUB-REGISTRATION DISTRICT OF JOINT-II SRO: SAIDAPET AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

PROPERTY BOUNDED AS:

NORTH BY: LAND BELONGS TO MILITARY DEPARTMENT

SOUTH BY: M.K.N ROAD

EAST BY: LAND BELONGS TO MILITARY DEPARTMENT

WEST BY: GODOWN

BORROWER/S & CO-BORROWER /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. S MURUGAN (BORROWER) S/O LATE SIVA SUBRAMANIYAN</b></p> <p><b>AT:</b> NO.38, 3<sup>RD</sup> FLOOR,KARPAGA VINAYAGAR KOVIL STREET, ALANDUR, CHENNAI, TAMIL NADU-600016</p> <p><b>2. M/S SRI DURAIAPPA &amp; CO THROUGH ITS PROPRIETOR MR. S MURUGAN (CO-BORROWER)</b></p>	<p>1) E-AUCTION DATE :- 14.11.2024 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:- 13.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 04.11.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 12,00,00,000/- (RUPEES TWELVE CRORE ONLY)</p> <p>EMD: RS.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)</p> <p>BID INCREMENT – RS.10,00,000/- (RUPEES TEN LAKH ONLY) &amp; IN SUCH MULTIPLES.</p>

**AT:**

NO.255, MKN ROAD,  
ALANDUR, CHENNAI,  
TAMIL NADU- 600016

**3. MR. GOPAL S (CO-BORROWER)  
S/O LATE SIVA SUBRAMANIYAM**

**AT:**

NO.46, PANDIYAN STREET,  
BLUE JAKKER, WEST TAMBARAM,  
CHENNAI, TAMIL NADU- 600045

**4. MRS. HEMAANANTHI A  
(CO-BORROWER)**

**W/O MR. S MURUGAN**

NO.38, 3<sup>RD</sup> FLOOR,KARPAGA  
VINAYAGAR KOVIL STREET,  
ALANDUR, CHENNAI,  
TAMIL NADU-600016

**ALL AT:**

NO.24/35, KARPAGA VINAYAGAR  
KOVIL STREET, ALANDUR,  
CHENNAI, TAMIL NADU- 600016

**ALL ALSO AT:**

DOOR NO.1/23, MKN ROAD,  
ALANDUR, CHENNAI,  
TAMIL NADU- 600016

LOAN ACCOUNT NO.

**NHL/CHE/0417/375610 &  
NHL/CHE/0917/433457**

TOTAL OUTSTANDING: RS.19,51,78,123/-  
(RUPEES NINETEEN CRORE FIFTY ONE  
LAKH SEVENTY EIGHT THOUSAND ONE  
HUNDRED AND TWENTY THREE ONLY)  
OUTSTANDING AS ON 14.10.2024 WITH  
FURTHER INTEREST APPLICABLE FROM  
15.10.2024 ALONG WITH ALL COST,  
CHARGES & EXPENSES UNTIL PAYMENT IN  
FULL WITH COST AND CHARGES.

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 **RAR22017301** 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. SURIYA NARAYANAN .P (MOB NO. +919600222111)/MR. VIJAY KUMAR MENON (MOB NO. +919940572248). 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: KANCHEEPURAM, CHENNAI**

**DATE: 16.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**