

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 :CITROEN 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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHFL") ON 12.03.2018 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**SCHEDULE- A**

ALL THAT PIECE AND PARCEL OF THE VACANT LAND MEASURING AN EXTENT OF 1200 SQ.FT. BEARING DOOR NO.3A, RETTAI PILLAIYAR KOIL STREET, SRI DEVI KARUMARIAMMAN NAGAR EXTENSION, VELACHERY, CHENNAI- 600042, COMPRISED IN SURVEY NO.680 APPROVAL NO.2411/2000 SITUATED AT VELACHERY VILLAGE, VELACHERY TALUK, PREVIOUSLY MAMBALAM GUINDY TALUK, CHENNAI DISTRICT, CHENNAI CORPORATION AREA LIMITS, WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND THE SUB REGISTRATION DISTRICT OF VELACHERY.

BOUNDED ON THE:

NORTH BY: PLOT NO.2

SOUTH BY: 20 FEET WIDE ROAD(RETTAI PILLAIYAR KOIL STREET)

EAST BY: SURVEY NO.681

WEST BY: PLOT NO.3 BELONGING MRS. B. MOHANA

SCHEDULE- B

1038 SQ.FT. UNDIVIDED SHARE IN THE LAND IN SCHEDULE 'A' ABOVE.

SCHEDULE- C

THE RESIDENTIAL FLAT BEARING FLAT NO. G, FIRST FLOOR, "SUBHASHREE APARTMENTS" DOOR NO.3A, RETTAI PILLAIYAR KOIL STREET, SRI DEVI KARUMARIAMMAN NAGAR EXTENSION, VELACHERY, CHENNAI-600042, TOGETHER WITH 232 SQ.FT. UNDIVIDED SHARE OF LAND OUT OF 1038 SQ.FT. WITH SUPER BUILT UP AREA 536 SQ.FT. INCLUDING COMMON AREA AND COMMON SHARE, WITH ALL FIXTURES AND FITTINGS ELECTRICAL INSTALLATIONS, METRO WATER AND DRAINAGE AND TNEB SERVICE CONNECTION, ALONG WITH ITS SECURITY DEPOSITS AND SERVICE CONNECTIONS CHARGES, AND ALL COMMON AMENITIES PROVIDED THEREON.

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
1. MR. V. SIVAKANNAN (BORROWER) S/O MR. M. VENKATACHALAM	1) E-AUCTION DATE :- 27.11.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.17,00,000/- (RUPEES SEVENTEEN LAKH ONLY)
2. MRS. NITHYA S (CO-BORROWER) W/O MR. V. SIVAKANNAN	2.) LAST DATE OF SUBMISSION OF	EMD: RS. 1,70,000/-

<p>BOTH AT: D.NO.1, FIRST MAIN ROAD, JAYALAKSHMI NAGAR, NERKUNDRAM CHENNAI, TAMIL NADU-600107</p> <p>BOTH ALSO AT: FLAT NO. G, 1ST FLOOR, DOOR NO. 3A, SUBHASHREE APARTMENTS RETTAI PILLAIYAR KOIL STREET, SRI DEVI KARUMARIAMMAN NAGAR EXTENSION, VELACHERY, CHENNAI, TAMIL NADU-600042</p> <p>LOAN ACCOUNT NO. HOU/OMR/0916/317193</p> <p>TOTAL OUTSTANDING: RS.36,37,720/- (RUPEES THIRTY SIX LAKH THIRTY SEVEN THOUSAND SEVEN HUNDRED AND TWENTY ONLY) OUTSTANDING AS ON 17.10.2024 WITH FURTHER INTEREST APPLICABLE FROM 18.10.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>EMD WITH KYC IS:- 26.11.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 26.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES ONE LAKH SEVENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
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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 **RAR22016560** 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. SYAM NAMBURI (MOB NO. +919677288418), MR. VISHAL ADISHESHAN (+919941016600) & MR. PRAVEEN RAJ. S (+918438999437). 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: CHENNAI

DATE: 21.10.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

