

**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 -600006. (LAND MARK - MG CAR SHOW ROOM)**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 14.01.2020 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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 HOUSE BUILDING IS SITUATED IN THE PUDUCHERRY REGISTRATION DISTRICT, OULGARET SUB REGISTRATION DISTRICT, OULGARET MUNICIPALITY LIMIT, VILLAGE NO.35, OULGARET REVENUE VILLAGE, MOOLAKULAM, THIRUMALAI THAYAR NAGAR, FIRST MAIN ROAD, AS PER DOCUMENT R.S.NO.111/3/A/5, AS PER SETTLEMENT COPY R.S.NO.111/3/A/5, CADASTRE NO.332 1/3 PART, 331 PART, 319 1/2 PART, 319 2/2 PART, 326 1/2 PART, 320 PART, 326 2/2 PART, PATTA NO.639,

ITEM NO.1:-

AN EXTENT OF 3024 SQ.FT OF PLOT NO.01.

ITEM NO.2:-

MEASURING EAST WEST NORTHERN SIDE 28 FT., SOUTHERN SIDE 05 FT., SOUTH NORTH 60FT., TOTAL EXTENT OF 990 SQ.FT.OF RESERVE PLOT.

BY COMBINING BOTH ITEM-1 &amp; 2 TOTAL EXTENT OF 4014SQ.FT., OF R.C.C. HOUSE BUILDING INCLUDING ELECTRIC AND WATER SERVICE AND AS PER PRESENT SETTLEMENT EXTRACT R.S.NO.111/3/A/5/A/19 AND BOUNDED ON THE:

EAST OF: PATHWAYAND KIRUBAKARAN LAND,

SOUTH OF: NEWLY FORMED ROAD,

NORTH OF: NEWLY FORMED ROAD,

WEST OF: KRISHNA COUNDER LAND

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. MR. ADITHAN T (BORROWER) S/O MR. THIAGARAJAN</b>  <b>2. M/S SURIAA MARKETING (CO-BORROWER) THROUGH ITS PROPRIETOR MR. ADITHAN T</b>	1) E-AUCTION DATE :- 25.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 24.02.2025 UP TO 6:00 P.M. (IST.)  3.) DATE OF INSPECTION:- 20.02.2025 BETWEEN 11:00 AM	RESERVE PRICE RS.1,21,00,000/- (RUPEES ONE CRORE TWENTY ONE LAKH ONLY)  EMD: RS.12,10,000/- (RUPEES TWELVE

<p><b>3. MRS. KOWSALYA R (CO-BORROWER) W/O MR. ADITHAN T ALL AT:</b> NO.1, F2, BLOCK-F, SRI RAGAVENDRA NAGAR, SRIAISHWARIYAM APARTMENT, NELLITHOPPU, PONDICHERRY-605005</p> <p><b>ALL ALSO AT:</b> FLAT NO.F2, FIRST AND SECOND FLOOR, BLOCK F, SRI AISHWARYAM, SRI RAGAVENDRA NAGAR, REDDIARPURAM REVENUE VILLAGE, OULGARPET MUNICIPALITY, PONDICHERRY- 605005</p> <p><b>ALL ALSO AT:</b> PLOT NO.1, THIRUMALAI THYAR NAGAR, MOOLAKULAM, OULGARET REVENUE VILLAGE, OULGARET, PONDICHERRY-605001</p> <p><b>ALL ALSO AT:</b> PLOT NO.28, 29,30, ARUMPATHAPURAM, SURVEY NO.117/5, OULGARET REVENUE VILLAGE, OULGARET MUNICIPALITY PONDICHERRY-605110</p> <p>LOAN ACCOUNT NO.: NHL/OMR/0817/423839</p> <p>TOTAL OUTSTANDING: RS.3,28,54,488/- (RUPEES THREE CRORE TWENTY EIGHT LAKH FIFTY FOUR THOUSAND FOUR HUNDRED AND EIGHTY EIGHT ONLY) OUTSTANDING AS ON 06.02.2024 WITH FURTHER INTEREST APPLICABLE FROM 07.02.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>TO 4:00 PM (IST)</p>	<p>LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 50,000/- (RUPEES FIFTY THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>
---	-------------------------	--

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR21725784** 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. VISHAL ADHISHESHAN (MOB NO +919941016600)**. 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: PONDICHERRY**

**DATE: 20.01.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**