

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.- NO: 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 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 05.08.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED” (HEREINAFTER REFERRED TO AS “PNBHFL”) TO KOTAK MAHINDRA BANK LIMITED, 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 APARTMENT BEARING NO. A-402 IN THE FOURTH FLOOR, BLOCK-“A” HAVING A SUPER BUILT UP AREA OF 1,272 SQ.FT. (INCLUSIVE OF PROPORTIONATE SHARE IN COMMON AREAS) TOGETHER WITH ONE COVERED CAR PARK SPACE ON THE STILT FLOOR AND FORMING PART OF THE RESIDENTIAL APARTMENTS BUILDING COMPLEX NAMED AS “RAIN TREE PARK”, 603.19 SQ.FT UNDIVIDED SHARE OF LAND OUT OF 1,04,733 SQ.FT (OUT OF 1,16,412 SQ.FT OR 2 ACRES 67 CENTS) (AFTER DEDUCTING THE AREA OF 11,679 SQ.FT GIFTED TO MARAIMALAI NAGAR MUNICIPALITY AS OSR LAND) COMPRISED IN SURVEY NOS.191/3B1 AND 191/4A, BEARING PATTA NO. 2609 (AS PER PATTA S.NOS.191/3B1 AND 191/4A) SITUATED AT SENGUNDRAM VILLAGE, CHENGLEPET TALUK, KANCHEEPURAM DISTRICT AND THE SAID LAND BOUNDED ON THE:

NORTH BY: VACANT LAND COMPRISED IN S.NO.230

SOUTH BY: SENGUNDRAM ROAD,

EAST BY: PROPERTY COMPRISED IN S.NOS.191/4B, 3B2, 3B3 AND 2A2A1

WEST BY: OSR LAND GIFTED TO MARAIMALAI NAGAR MUNICIPALITY

SITUATED WITHIN THE REGISTRATION DISTRICT OF CHENGLEPET AND SUB-REGISTRATION DISTRICT OF JOINT II CHENGLEPET.

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. MRS. SHANTHAVI R (BORROWER) W/O MR. RAJAA ANNAMALAI AT: A-402, 4TH FLOOR, BLOCK A, RAIN TREE PARK, SENGUNDRAM ROAD,	1) E-AUCTION DATE :- 12.03.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 11.03.2025 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS.33,00,000/- (RUPEES THIRTY THREE LAKH ONLY) EMD: RS.3,30,000/- (RUPEES THREE LAKH

<p>RAJESHWARI NAGAR, SINGAPERUMAL KOLI, 191/3B 1 & 4A, CHENNAI, TAMIL NADU- 603204</p> <p>2. MR. RAJAA ANNAMALAI K (CO-BORROWER) S/O MR. KUPPUSAMI 1 & 2 AT: PLOT NO.2468, 88TH STREET 3RD MAIN ROAD, MMDA MATHUR, TIRUVALLUR, CHENNAI, TAMIL NADU-600068</p> <p>3. M/S RTR ENTERPRISES (CO-BORROWER) THROUGH ITS PROPRIETOR MRS. SHANTHAVI R AT: OLD NO.16, NEW NO.8, RANGANATHAN STREET, WEST BANU NAGAR, AMBATTUR, CHENNAI, TAMIL NADU-600053 EMAIL ID: RTRENTERPRISES2010@YAHOO.COM</p> <p>ALL AT: 402, 4TH FLOOR, BLOCK-A, RAIN TREE PARK, SENGUNDRAM ROAD, RAJESWARI NAGAR, SINGAPERUMAL KOIL, 191/3B1 & 4A, CHENNAI, TAMIL NADU- 603204</p> <p>LOAN ACCOUNT NO. HOU/OMR/0718/557749</p> <p>TOTAL OUTSTANDING: RS.97,88,571/- (RUPEES NINETY SEVEN LAKH EIGHTY EIGHT THOUSAND FIVE HUNDRED AND SEVENTY ONE ONLY) OUTSTANDING AS ON 27.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 26.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>3.) DATE OF INSPECTION:- 05.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>THIRTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE 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 **RAR22019608** 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 **THE BANK’S IVR NO. (+91-9152219751)**. BIDDER MAY ALSO CONTACT **MR. SURIYA PERIYASAMY (MOB NO. +919600222111) & MR. VISHAL ADISHESHAN (MOB. NO. +919941016600)**.

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: KANCHEEPURAM, TAMIL NADU

DATE: 10.02.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**