

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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “PNBHFL”) ON 11.06.2018 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED 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 THE LAND COMPRISED IN SURVEY NUMBERS, EXTENT AND PATTAS NOS. (WHICH IS MORE PARTICULARLY DESCRIBED BELOW) IS SITUATED AT THIRUMUDIVAKKAM VILLAGE, THIRUMUDIVAKKAM VILLAGE PANCHAYAT, SRIPERUMPUTHUR TALUK, AND KANCHEEPURAM DISTRICT.

ITEM NO.	SURVEY NO.	EXTENT IN CENTS	PATTAS NOS.	BOUNDARIES			
				NORTH BY SURVEY NO(S)	SOUTH BY SURVEY NO(S)	EAST BY SURVEY NO(S)	WEST BY SURVEY NO(S)
I	124/2	131	1654	124/1	228/1, 228/2 & 232/1B	124/1 & 232/1B	125/2
II	233/1B	76.50	1541	232/2 & 233/1A	230, 243/1, 243/2A & 243/2B	233/2B, 233/1A	231/1 & 232/2
III	230	126	1086	229/3, 231/1, 233/1B	244 & 243/1	243/1	229/3 & 245
IV	243/1	174	1086	233/1B	247/1 & 248/1A1	243/2A	230 & 244
V	243/2A	22	1086	233/1B	248/1A1	243/2B	243/1

VI	243/2B	150	1086	233/1B & 233/2B	242/1A, 248/1A1, 248/1A2 & 248/1A3	242/1A & 234/1B	243/2A & 242/1A
VII	242/1A PART	90.92	1086	243/2B & 234/1B	248/1A3, 248/1A4, & 248/2A1	12 METER ROAD IN 242/1A PART & 243/2B, 234/1B	243/2B
VIII	228/2	44	1520	124/2	229/3 & 231/2	232/1B & 232/2	228/1
IX	229/3	111	1521	228/1, 228/2 & 231/1	245 & 230	230 & 231/1, 231/2	229/1, 229/2 & 245
X	231/1	11	1559	232/2, 228/2	231/1, 229/3	232/2	229/3
XI	231/2	75	1559	231/2	230	232/2 & 233/1B	229/3
XII	232/1B	53.50	1559	124/2 & 232/1A	232/2	232/1A	124/2, 228/2 & 232/2
XIII	232/2	49.50	1559	232/1B	231/2 & 233/1B	232/1B, 233/1B	228/2, 231/1 & 231/2
XIV	233/2B	21	1558	233/2A	243/2B	233/2A	233/1B
XV	244	196	1535	230	246/1 & 247/1	243/1	245

ADMEASURING ITEM NO. I TO XV TOTALLY TO AN EXTENT 13 ACRES AND 31.42 CENTS, WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND SUB- REGISTRATION DISTRICT OF PADAPPAL.

SCHEDULE "B"

235 SQ.FT., OF UNDIVIDED SHARE OF LAND TOGETHER WITH APARTMENT NO. N-505, IN THE FIFTH FLOOR, BLOCK NO.-N, THE RESIDENTIAL PROJECT "PALM RIVIERA" WITH SUPER BUILD UP AREA 601 SQ.FT., INCLUDING COMMON AREA MOREFULLY DESCRIBED IN SCHEDULE-A MENTIONED PROPERTY.

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
<p>1. MR. HUMAYUN U (BORROWER) S/O MR. USMAN</p> <p>2. MRS. MUSTHARI BEGUM H (CO-BORROWER) W/O MR. HUMAYUN U BOTH AT: NO.10/42, 1ST FLOOR MUTHAIAH STREET, NATESAN ROAD, ROYAPETTAH, CHENNAI, TAMIL NADU- 600014</p> <p>BOTH ALSO AT: N-505, 5TH FLOOR, BLOCK NO. N, PALM RIVIERA, THIRUMUDIVAKKAM VILLAGE, THIRUMUDIVAKKAM TALUK, CHROMPET, S.NO.124/2 233/1B2, 230, 243/1, 243/2A 243/2B, THIRUMUDIVAKKAM JUNCTION, THIRUMUDI- VAKKAM MAIN ROAD, CHENNAI, TAMIL NADU-600044</p> <p>LOAN ACCOUNT NO. : HOU/CHE/0317/368688</p> <p>TOTAL OUTSTANDING: RS.36,16,044/- (RUPEES THIRTY SIX LAKH SIXTEEN THOUSAND AND FORTY FOUR ONLY) OUTSTANDING AS ON 29.11.2024 WITH FURTHER INTEREST APPLICABLE FROM 30.11.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 03.01.2025 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:- 02.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 27.11.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 11,00,000/- (RUPEES ELEVEN LAKH ONLY)</p> <p>EMD: RS. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

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 **RAR22018032** 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 (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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: KANCHEEPURAM, CHENNAI

DATE: 04.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**