

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 :MG 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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS "THE BANK/ KMBL/SECURED CREDITOR ") ON 04.11.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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

SCHEDULE "A"

ALL THAT PIECE AND PARCEL OF VACANT LAND MEASURING AN EXTENT 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 PATA NO.2609 (AS PER PATA 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 CHENGALPET AND SUB REGISTRATION DISTRICT OF JOINT II CHENGALPET.

SCHEDULE "B"

(APARTMENT AND COVERED CAR PARK ALLOTTED TO THE ALLOTTEE)

APARTMENT BEARING NO. A-108 IN THE FIRST FLOOR, BLOCK "A" HAVING A SUPER BUILT UP AREA OF 1,017 SQ.FT (INCLUSIVE OF PROPORTIONATE SHARE IN COMMON AREAS) AND UNDIVIDED SHARE OF 482.27 SQ.FT 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" TO BE CONSTRUCTED OVER THE LAND DESCRIBED IN SCHEDULE "A" HEREINABOVE.

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. LALITHA S (BORROWER) W/O MR. R. BALAJI	1) E-AUCTION DATE :- 20.01.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.23,50,000/- (RUPEES TWENTY THREE LAKH FIFTY THOUSAND ONLY)
2. MR. BALAJI R (CO-BORROWER) S/O MR. RAMAN	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 18.01.2025 UP	EMD: RS.2,35,000/-

<p>3. M/S THIVA GYM AND FITNESS STUDIO (CO-BORROWER) THROUGH ITS PROPRIETOR MR. BALAJI R ALL AT: NO.122, TVS MAIN ROAD, JAWAHAR STREET, DEVAR NAGAR, PADI, TIRUVALLUR, CHENNAI, TAMIL NADU- 600050</p> <p>ALL ALSO AT: NO.35/21, DR. MOORTHY PADI NAGAR, CHENNAI TAMIL NADU-600050</p> <p>ALL ALSO AT: SURVEY NO.191/3B,191/4, FLAT NO.A-108, FIRST FLOOR, BLOCK-A, RAIN TREE PARK APARTMENTS RAJESHWARI NAGAR, SENGUNDRAM ROAD, KANCHEEPURAM- 603204</p> <p>LOAN ACCOUNT NO. 603607210432671</p> <p>TOTAL OUTSTANDING: RS. 56,56,218/- (RUPEES FIFTY SIX LAKH FIFTY SIX THOUSAND TWO HUNDRED AND EIGHTEEN ONLY) OUTSTANDING AS ON 04.11.2024 WITH FURTHER INTEREST APPLICABLE FROM 05.11.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 17.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES TWO LAKH THIRTY FIVE 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 **RAR22035247** 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](http://www.kotak.com) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: KANCHEEPURAM

DATE: 06.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**