

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 - NEXT TO INDIA GARAGE MAHINDRA 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 PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHFL") ON 20.02.2022 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 PART AND PARCEL OF VACANT HOUSE SITE BEARING PLOT NO. 286, 287, 288, 289, 290, 291 FORMING PART OF 'TT HIGHWAY CO-OPERATIVE NAGAR' LAYOUT AS D.T.C.P APPROVED PLAN NO. 6/2011, SITUATED AT THAIYUR VILLAGE, PREVIOUSLY CHENGALPET TALUK, NOW THIRUPORUR TALUK, KANCHIPURAM DISTRICT, COMPRISED IN SURVEY NOS. 909/2 AND 911/2

PLOT NO. 286 BOUNDED ON THE:

NORTH BY: PLOT NO.283,
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO. 285
WEST BY: PLOT NO. 287

PLOT NO. 286 MEASURING:

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET
MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 287 BOUNDED ON THE:

NORTH BY: PLOT NO. 282,
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO.286
WEST BY: PLOT NO.288

PLOT NO. 287 MEASURING:

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET

MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 288 BOUNDED:

NORTH BY: PLOT NO.281,
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO. 287
WEST BY: PLOT NO. 289

PLOT NO. 288 MEASURING:

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET
MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 289 BOUNDED ON THE:

NORTH BY: PLOT NO. 280
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO. 288
WEST BY: PLOT NO. 290

PLOT NO. 289 MEASURING:

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET
MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 290 BOUNDED ON THE:

NORTH BY: PLOT NO.279
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO. 289
WEST BY: PLOT NO. 291

PLOT NO. 290 MEASURING:

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET
MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 291 BOUNDED ON THE:

NORTH BY: PLOT NO.278
SOUTH BY: 30 FEET WIDE ROAD
EAST BY: PLOT NO. 290
WEST BY: PLOT NO. 292

PLOT NO. 291 MEASURING :

NORTH TO SOUTH ON THE EASTERN SIDE: 60 FEET
NORTH TO SOUTH ON THE WESTERN SIDE: 60 FEET
EAST TO WEST ON THE NORTHER SIDE: 30 FEET
EAST TO WEST ON THE SOUTHERN SIDE: 30 FEET
MEASURING TO AN EXTENT OF 1800 SQ.FT.

PLOT NO. 286, 287, 288, 289, 290, 291 IN ALL MEASURING TO AN EXTENT OF 10800 SQ.FT LYING WITHIN THE REGISTRATION DISTRICT OF CHINGLEPET AND SUB-DISTRICT OF THIRUPORUR.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
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	3.DATE & TIME OF THE PROPERTY INSPECTION	
<p>1. MR. PADMANABHAN VAIDEESWARAN (BORROWER) S/O MR. PADMANABHAN REPRESENTED BY HIS GENERAL POWER AGENT MRS. INDIRA PADMANABHAN</p> <p>2. MRS. V.KANCHANA (CO-BORROWER) W/O MR. VAIDEESWARAN REPRESENTED BY HER GENERAL POWER AGENT MRS. INDIRA PADMANABHAN ALL AT: NO.34, THIRUPORUR ROAD, KRISHNA NAGAR, CHROMPET, CHENNAI, TAMIL NADU- 600044</p> <p>ALL ALSO AT: IT HIGHWAY CO-OPERATIVE NAGAR LAYOUT, THAIYUR VILLAGE, KELAMBAKKAM, CHENNAI- 603201</p> <p>LOAN ACCOUNT NO. 00116740003395</p> <p>TOTAL OUTSTANDING: RS.2,20,30,967/- (RUPEES TWO CRORE TWENTY LAKH THIRTY THOUSAND NINE HUNDRED SIXTY SEVEN ONLY) OUTSTANDING AS ON 08.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 09.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 24.02.2025 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:- 21.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 12.02.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.1,08,00,000/- (RUPEES ONE CRORE EIGHT LAKH ONLY)</p> <p>EMD: RS.10,80,000/- (RUPEES TEN LAKH EIGHTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 1,00,000/- (RUPEES ONE LAKH 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 **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22015020** 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 ADISHESHAN (MOB. NO. +9199410146600)**. 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: KANCHIPURAM, BANGLORE

DATE: 15.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**