

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 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 13.08.2024 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

PROPERTY NO.1:-

SCHEDULE-“A”

ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NOS.4 TO 8 AND A SHOP MEASURING ALTOGETHER 13,492 SQ.FT. OF LAND COMPRISED IN OLD SURVEY NO.37/2B, NEW SURVEY NO.37/2A, APPROVED BY MLPA PROCEEDINGS DATED 05.06.2015 IN NA.KA.NO.1031/2014 IN PLANNING PERMISSION NO.10 OF 2015, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, BOUNDED ON THE:
NORTH BY : PARK
SOUTH BY: S.NO.37/2B1
EAST BY : S.NO.36
WEST BY: 30 FEET ROAD
SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF TIRUPORUR AND THE REGISTRATION DISTRICT OF KANCHEEPURAM.

SCHEDULE-“B”

ALL THAT PIECE AND PARCEL OF LAND MEASURING ALTOGETHER 8680 SQ.FT OUT OF THE SCHEDULE A MENTIONED PROPERTY (13,492 SQ.FT OF LAND) COMPRISED IN OLD SURVEY NO.37/2B, NEW SURVEY NO.37/2A, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, AS DETAILED BELOW:

S.NO.	PLOT NO.	EXTENT (IN SQ.FT.)
1.	SHOP	560
2.	4-A	750
3	4-B	750
4.	5-A	721
5.	6-A	692
6.	6-B	706
7.	6-C	631
8.	6-D	743
9.	PASSAGE	1179
10.	7-B	652
11.	7-C	652
12.	7-D	644

TOTAL 8680

SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF TIRUPORUR AND THE REGISTRATION DISTRICT OF KANCHEEPURAM.

SCHEDULE-“C”

ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO.4A, VILLA NO.1, MEASURING 750 SQ.FT. OF LAND AND BUILT UP AREA OF 1610 SQ.FT., IN THE SCHEDULE B MENTIONED PROPERTY, COMPRISED IN NEW SURVEY NO.37/2A, OLD SURVEY NO.37/2B, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, MEASURING

NORTH TO SOUTH ON THE EASTERN SIDE: 31'3"
NORTH TO SOUTH ON THE WESTERN SIDE : 31'3"
EAST TO WEST ON THE NORTHERN SIDE: 24'0"
EAST TO WEST ON THE SOUTHERN SIDE: 24'0"

BOUNDED ON THE

NORTH BY: PARK

SOUTH BY: ROAD

EAST BY: PLOT NO.4B IN SURVEY NO.37/2A

WEST BY: SHOP SITE IN SURVEY NO.37/2A

SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF THIRUPORUR AND THE REGISTRATION DISTRICT OF CHENNAI SOUTH.

NAME OF THE MORTGAGOR: MRS. SHOBANA J

PROPERTY NO.2:-

SCHEDULE- “A”

ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NOS.4 TO 8 AND A SHOP MEASURING ALTOGETHER 13,492 SQ.FT. OF LAND COMPRISED IN OLD SURVEY NO.37/2B, NEW SURVEY NO. 37/2A, APPROVED BY MLPA PROCEEDINGS DATED 05.06.2015 IN NA.KA.NO.1031/2014 IN PLANNING PERMISSION NO.10 OF 2015, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, BOUNDED ON THE

NORTH BY : PARK

SOUTH BY : S.NO.37/2B1

EAST BY: S.NO.36

WEST BY: 30 FEET ROAD

SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF TIRUPORUR AND THE REGISTRATION DISTRICT OF KANCHEEPURAM.

SCHEDULE-“B”

ALL THAT PIECE AND PARCEL OF LAND MEASURING ALTOGETHER 8680SQ.FT OUT OF THE SCHEDULE A MENTIONED PROPERTY (13,492 SQ.FT OF LAND) COMPRISED IN OLD SURVEY NO. 37/2B, NEW SURVEY NO. 37/2A, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, AS DETAILED BELOW :-

S.NO.	PLOT NO.	EXTENT (IN SQ.FT.)
1.	SHOP	560
2.	4-A	750
3	4-B	750
4.	5-A	721
5.	6-A	692
6.	6-B	706
7.	6-C	631
8.	6-D	743
9.	PASSAGE	1179
10.	7-B	652
11.	7-C	652
12.	7-D	644

TOTAL

8680

SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF TIRUPORUR AND THE REGISTRATION DISTRICT OF KANCHEEPURAM.

SCHEDULE- "C"

ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO.5A, VILLA NO.3, MEASURING 721 SQ.FT. OF LAND AND BUILT UP AREA OF 1545SQ.FT, IN THE SCHEDULE B MENTIONED PROPERTY, COMPRISED IN NEW SURVEY NO.37/2A, OLD SURVEY NO.37/2B, SITUATE AT NO.13, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, MEASURING
NORTH TO SOUTH ON THE EASTERN SIDE: 31'4 1/2"
NORTH TO SOUTH ON THE WESTERN SIDE : 31'4 1/2"
EAST TO WEST ON THE NORTHERN SIDE: 23'0"
EAST TO WEST ON THE SOUTHERN SIDE: 23'0"
BOUNDED ON THE
NORTH BY: PARK
SOUTH BY: ROAD
EAST BY: PLOT NO.5B IN SURVEY NO.37/2A
WEST BY: PLOT NO.4B IN SURVEY NO.37/2A
SITUATE WITHIN THE SUB-REGISTRATION DISTRICT OF THIRUPORUR AND THE REGISTRATION DISTRICT OF CHENNAI SOUTH.

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. RAJASEKAR PILLAI K (BORROWER) S/O MR. GANGATHARAN KUMARESAN AT: 60A, KUNDRATHUR, SRIPERUMBUDUR MAIN ROAD, PUDHUPEDU VILLAGE CHENNAI, TAMIL NADU-600069</p> <p>2. MRS. SHOBANA J (CO-BORROWER) W/O MR. RAJASEKAR PILLAI BOTH AT: IT4, NAVINS JAYARAM GARDEN, RIVER VIEW ROAD, MANAPAKKAM, CHENNAI, TAMIL NADU- 600116</p> <p>BOTH ALSO AT: PLOT NO.4A, DARSHAN GAYATHRI, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, CHENNAI, TAMIL NADU-600130</p> <p>BOTH ALSO AT: PLOT NO.5A, DARSHAN GAYATHRI, SIRUSERI VILLAGE, TIRUPORUR TALUK, KANCHEEPURAM DISTRICT, CHENNAI, TAMIL NADU-600130</p>	<p>1) E-AUCTION DATE :- 25.02.2025 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:- 24.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 11.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE FOR PROPERTY NO.1 - RS.50,00,000/- (RUPEES FIFTY LAKH ONLY)</p> <p>FOR PROPERTY NO.2- RS.48,07,000/- (RUPEES FORTY EIGHT LAKH SEVEN THOUSAND ONLY)</p> <p>EMD: FOR PROPERTY NO.1- RS.5,00,000/- (RUPEES FIVE LAKH ONLY)</p> <p>FOR PROPERTY NO.2- RS.4,80,700/- (RUPEES FOUR LAKH EIGHTY THOUSAND AND SEVEN HUNDRED ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES</p>

<p>LOAN ACCOUNT NO.: HOU/OMR/0618/543948</p> <p>TOTAL OUTSTANDING: RS. 2,03,17,728/- (RUPEES TWO CRORE THREE LAKH SEVENTEEN THOUSAND SEVEN HUNDRED AND TWENTY EIGHT ONLY)OUTSTANDING AS ON 10.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 11.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULLWITH COST AND CHARGES.</p>		<p>TWENTY FIVE THOUSAND ONLY) FOR EACH PROPERTY & 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 **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22017490** 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: CHENNAI

DATE: 15.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**