

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 LIMITED- #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 08.08.2018 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 PROPERTY BEARING FLAT NO.104 ADMEASURING ABOUT 1210 SQ.FT BUILT UP ON THE GROUND FLOOR OF G-2 WING OF THE BUILDING KNOWN AS “CHOURASIA MANOR PHASE II”, CONSTRUCTED ON LAND BEARING SY.NO.73/2, 73/3 AND 73/5 JOINTLY MEASURING 1 ACRE 28 GUNTAS, CONVERTED FOR RESIDENTIAL PURPOSE VIDE ORDER NO. ALN (E.V.H) SR.10/2011-12 DATED 03.08.2011 BY THE SPECIAL DEPUTY COMMISSIONER, BANGALORE DISTRICT, SITUATED AT PANATHUR VILLAGE, VARTHUR HOBLI BANGALORE – 560103.

PROPERTY BOUNDED AS:

EAST BY: LAND BEARING SY.NO.70,

WEST BY: LAND BEARING SY.NO.73/1,

NORTH BY: ROAD AND SY.NO.74

SOUTH BY: LAND BEARING SY.NO.73/4

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. MR. SACHIN KRISHNA BHIRUD (BORROWER) S/O MR. KRISHNA BHIRUD AT: NO.P-707, THE ROYAL CASTLE 92, THIRUMUDIVAKKAM KANCHEEPURAM TAMIL NADU-600044	1) E-AUCTION DATE :- 04.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 03.02.2025 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 28.01.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.48,00,000/- (RUPEES FORTY EIGHT LAKH ONLY) EMD: RS.4,80,000/- (RUPEES FOUR LAKH EIGHTY THOUSAND ONLY)
2. MRS. KIRTI SACHIN BHIRUD (CO-BORROWER)		BID INCREMENT –

<p>W/O MR. SACHIN KRISHNA BHIRUD</p> <p>BOTH AT: NO.203, 7TH CROSS, IDEAL HOMES TOWNSHIP PHASE-I, RAJARAJESWARI NAGAR, BANGALORE, KARNATAKA-560098</p> <p>BOTH ALSO AT: 104, GF, WING G2-GRACIOUS, CHOURASIA MANOR- II, KATHA NO.1089, PANATHUR VILLAGE VARTHUR HOBLI, BANGALORE EAST, 73/2, 73/3 & 73/5 BANGALORE, KARNATAKA - 560087</p> <p>LOAN ACCOUNT NO.: HOU/BAN/0716/299481</p> <p>TOTAL OUTSTANDING: RS.1,52,58,843/- (RUPEES ONE CRORE FIFTY TWO LAKH FIFTY EIGHT THOUSAND EIGHT HUNDRED AND FORTY THREE ONLY)</p> <p>OUTSTANDING AS ON 10.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 11.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<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 RAR22014555 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. AGNEL PILLAI (MOB NO+918976929685) & MR. RAJENDER DAHIYA (MOB. NO. +918448264515). BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</p>		

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: BANGLORE

DATE: 15.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**