

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 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 07.08.2024 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

ITEM NO.1:- ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITES BEARING DOOR NO.46, OLD NO.138/1, KAMARAJ ROAD, KODUNGAIYUR VILLAGE, CHENNAI- 600118 SITUATED IN (I) MEASURING AC 0.02 CENTS IN SURVEY NO.127/2, (II) MEASURING AC 0.04 CENTS IN SURVEY NO.128/2, (III) MEASURING AC 0.25 CENTS IN SURVEY NO.130/1 AND (IV) MEASURING AC 0.51 CENTS IN SURVEY NO.131/3 IN ALL ADMEASURING AC 0.82 CENTS IN KODUNGAIYUR VILLAGE (AS PER TOWN SURVEY PATT A T.S. NO.66/1 AND 73/1 BLOCK NO.31, KODUNGAIYUR VILLAGE, FORT- TONDIARPET TALUK, ADMEASURING 35,965 SQ. FT. OR THEREABOUTS BOUNDED ON THE:-NORTH BY: SURVEY NO.127, SOUTH BY: LAND OWNED BY MR.V.BHASKARAN, EAST BY: SURVEY NO.126, WEST BY: KAMARAJ ROAD AND FALLING WITHIN THE SUB-REGISTRATION DISTRICT OF MADHAVARAM AND REGISTRATION DISTRICT OF CHENNAI- NORTH

ITEM NO.2:- ALL THAT PIECE AND PARCEL OF LAND BEARING DOOR NO.46, OLD NO.138/1, KAMARAJ ROAD, KODUNGAIYUR, CHENNAI-600118, PLOT NO.14 SITUATED IN SURVEY NO.127/1A-1 AND 127/1B MEASURING 2091 SQ. FT. (AS PER PRESENT TOWN SURVEY PATT A T.S NO.60 SITUATED IN BLOCK NO.31 KODUNGAIYUR VILLAGE, FORT- TONDIARPET TALUK ADMEASURING 2091 SQ. FT. OR THEREABOUTS AND BOUNDED ON:

NORTH BY: 14 FEET PUBLIC ROAD

SOUTH BY: LAND OWNED BY MR. VISHWANATHA NADAR AND PRESENTLY OWNED BY MR. B. MADANMOHAN

EAST BY: PLOT NO.15

WEST BY: PLOT NO.13

AND FALLING WITHIN THE SUB-REGISTRATION DISTRICT OF MADHAVARAM AND REGISTRATION DISTRICT OF CHENNAI- NORTH

ITEM NO.3:- ALL THAT PIECE AND PARCEL OF LAND BEARING DOOR NO.46, OLD NO.138/1, KAMARAJ ROAD, KODUNGAIYUR, CHENNAI-600118, PLOT NO.16 SITUATED IN SURVEY NO.127/1A-1 AND 127/1B MEASURING 2420 SQ. FT. (AS PER PRESENT TOWN SURVEY PATT A T.S NO.60 SITUATED IN BLOCK NO.31 KODUNGAIYUR VILLAGE, FORT- TONDIARPET TALUK ADMEASURING 2420 SQ. FT. OR THEREABOUTS AND BOUNDED ON: NORTH BY: PLOT NO.11 AND 12, SOUTH BY: LAND OWNED BY MR. VISHWANATHA NADAR AND PRESENTLY OWNED BY MR. B. MADANMOHAN, EAST BY: LAND BELONGING TO VENU NAIDU, WEST BY: PLOT NO.135 AND 14 FEET PUBLIC ROAD

AND FALLING WITHIN THE SUB-REGISTRATION DISTRICT OF MADHAVARAM AND REGISTRATION DISTRICT OF CHENNAI- NORTH

SCHEDULE "B"

AN UNDIVIDED SHARE OF LAND OF EXTENT 640/70,000TH (369.92 SQUARE FEET) OUT OF THE TOTAL EXTENT OF 40476 SQUARE FEET IN THE SCHEDULE "A" MENTIONED PROPERTY, COMPRISED IN SURVEY NOS.127/2, 128/2, 130/1, 131/3, 127/1A1, 127/1B, 127/1A1 AND 127/1B, SITUATE IN KODUNGAIYUR VILLAGE, BLOCK NO.31, FORT-TONDIARPET TALUK, BEARING DOOR NO.46A, OLD NO.138/1, KAMARAJ ROAD, KODUNGAIYUR, CHENNAI- 600118.

SCHEDULE "C"

FLAT NO.C-3, BLOCK-I, THIRD FLOOR IN THE BUILDING AND PROJECT KNOWN AS "R.C NAVARATHNA", THE SAID FLAT MEASURING IN EXTENT 640 SQUARE FEET OF BUILT-UP AREA, INCLUSIVE OF COMMON SERVICE AREAS, THE SAID FLAT BEING BOUNDED ON THE

NORTH BY: 14 FEET WIDE PUBLIC ROAD

SOUTH BY: FLAT NO.B-3 IN BLOCK I

EAST BY : FLAT NO. D-3 IN BLOCK I

WEST BY : KAMARAJ ROAD

AND FALLING WITHIN THE SUB-REGISTRATION DISTRICT OF MADHAVARAM AND REGISTRATION DISTRICT OF CHENNAI NORTH.

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. SHARIEF A (BORROWER) S/O MR. ABDUL GAFFAR AT: ANSHATIME ELECTRONICS THROUGH ITS PROPRIETOR NO.89/1, M.P.M STREET, PERAMBUR, CHENNAI- 600011</p> <p>2. MRS. ZARINA A (CO-BORROWER) W/O MR. SHARIEF BOTH ALSO AT: NO. G-2, 18/1, BALAJI NAGAR, IIIRD CROSS STREET, KOLATHUR, CHENNAI- 600099</p> <p>BOTH ALSO AT: FLAT NO. C-3, 3RD FLOOR, "R.C. NAVARATHANA", BLOCK-I, DOOR NO.46, OLD NO.138/1, KAMARAJ ROAD, KODUNGAI-YUR CHENNAI-600118</p> <p>LOAN ACCOUNT NO. 00116660003086</p> <p>TOTAL OUTSTANDING: RS.47,48,349/-(RUPEES FORTY SEVEN LAKH FORTY EIGHT THOUSAND THREE HUNDRED AND FORTY NINE 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.24,00,000/- (RUPEES TWENTY FOUR LAKH ONLY)</p> <p>EMD: RS.2,40,000/- (RUPEES TWO LAKH FORTY THOUSAND ONLY)</p> <p>BID INCREMENT - 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 CHENNAI OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR22016479 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. SYAM NAMBURI (MOB NO. +919677288418) & MR. VISHAL ADISHESHAN (MOB NO +919941016600). 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: CHENNAI

DATE: 04.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**