

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 20.11.2024 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

ALL THAT PIECE AND PARCEL OF FLAT NO. M-202, 2ND FLOOR, MIST BLOCK, ADMEASURING 631 SQ.FT., IN THE PROJECT “OXYGEN BY URBAN TREE” INCLUSIVE OF PROPORTIONATE SHARE IN THE COMMON AREA AND ONE RESERVED COVERED CAR PARKING SLOT CONSTRUCTED ON THE PIECE OF LAND MOREFULLY EXPLAINED IN THE CONSTRUCTION AGREEMENT DATED 27.01.2017 AND SALE DEED DATED 19.05.2017 AS UNDER:

SCHEDULE ‘A’ PROPERTY:

ALL THAT PIECE AND PARCEL OF VACANT LAND SITUATED IN PERUMBAKKAM VILLAGE, SHOLINGANALLUR TALUK (EARLIER SAIDAPET THEN TAMBARAM TALUK), KANCHEEPURAM DISTRICT (EARLIER CHENGLEPET DISTRICT), COMPRISED IN SURVEY NOS. 296/4 (28 CENTS); 296/3 (28 CENTS); 296/7 (25 CENTS); 299/3 (38 CENTS); 299/1 (57CENTS); 296/6 (16 CENTS); 296/8A (42 CENTS); 296/8B (44 CENTS); 265/1B (21 CENTS); 296/1 (60 CENTS); 262/2 (26 CENTS); 264 (1 ACRE AND 05 CENTS); 360/2 (76 CENTS); 301/5 (19 CENTS); 260/4B1 (20 CENTS); 262/1 (25 CENTS); 297 (28 CENTS); 298 (75 CENTS); 260/4A (36 CENTS); 260/4B2 (20 CENTS); 263/2B (57 CENTS); 263/2A (57 CENTS) IN ALL MEASURING 9.03 ACRES OR 3,93,347 SQ.FT OR THEREABOUTS, NOW IN THE SCHEME DEVELOPED AS ‘OXYGEN BY URBAN TREE’ AND BOUNDED ON

NORTH BY: SURVEY NO. 258, 262/3, 260/3A, 260/2, 261, 265/1A1A, 265/1A1B, 265/1A3A, 265/1A3B, 265/5

SOUTH BY: SURVEY NO. 301/1A1B1, 301/1A1B2, ROAD 300, 299/5, 299/2, 359

EAST BY: SURVEY NO. 260/2, 261, 265/1A1A, 265/2, 296/2, 301/6

WEST BY: SURVEY NO. 258, 256, 360/1, 263/1, 262/3

AND SITUATED WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND SUB REGISTRATION DISTRICT OF SELALYUR.

SCHEDULE ‘B’ PROPERTY:

ALL THAT PIECE AND PARCEL OF VACANT LAND MEASURING 3,20,807 SQ.FT SITUATED IN PERUMBAKKAM VILLAGE, SHOLINGANALLUR TALUK (EARLIER SAIDAPET THEN TAMBARAM TALUK), KANCHEEPURAM DISTRICT (EARLIER CHENGALPET DISTRICT), COMPRISED IN SURVEY NOS. 296/4, 296/3 (PART), 296/7 (PART), 299/3 (PART), 299/1, 296/6, 296/8A (PART), 296 8B (PART), 265/1B (PART), 296/1 (PART), 262/2, 264, 360/2 (PART), 301/5 (PART), 260/4B1, 262/1, 297, 298, 260/4A AND 260/4B2, 263/2A & 263/2B AND SITUATED WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND SUB REGISTRATION DISTRICT OF SELAIYUR.

SCHEDULE ‘C’ PROPERTY:

AN UNDIVIDED SHARE OF 318 SQ.FT INTEREST, RIGHT TITLE IN THE SCHEDULE ‘B’ PROPERTY.

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) E-AUCTION DATE :- 10.02.2025 BETWEEN 12:00 PM TO 1:00 PM	RESERVE PRICE RS.22,00,000/-

<p>1. MR. SURENDRA KUMAR (BORROWER) S/O MR. A VASUDEVAN</p> <p>AT: NO.7/354, PILLAIYAR KOLI STREET, GANDHI NAGAR, MEDAVAKKAMM, CHENNAI- 600100</p> <p>2. MRS. S. JAYALAKSHMI (CO-BORROWER) W/O MR. SURENDRA KUMAR</p> <p>BOTH AT: NO. 87, V.R. PILLAI STREET, TRIPLICANE, CHENNAI, TAMIL NADU- 600005</p> <p>BOTH ALSO AT: NO.1/1, NADUKUPPAM 2ND STREET, TRIPLICANE, CHENNAI, TAMIL NADU-600005</p> <p>BOTH ALSO AT: UNIT NO.M-202, 2ND FLOOR, MIST, URBAN TREE OXYGEN, PERUMBAKKAM VILLAGE, SOCIETY MAIN ROAD, NOOKAMPALAYAM ROAD, PERUMBAKKAM, S.NO.296/6, 296/8A, 296/8B, 301/5, 260/4B1, 262/1, NEAR TO GLOBAL HOSPITAL, CHENNAI, TAMIL NADU-600100</p> <p>LOAN ACCOUNT NO. HOU/CHE/0317/369222</p> <p>TOTAL OUTSTANDING: RS.53,32,934/- (RUPEES FIFTY THREE LAKH THIRTY TWO THOUSAND NINE HUNDRED AND THIRTY FOUR ONLY) OUTSTANDING AS ON 19.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 20.12.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 07.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 07.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES TWENTY TWO LAKH ONLY)</p> <p>EMD: RS.2,20,000/- (RUPEES TWO LAKH TWENTY 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 **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22019996** 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 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: KANCHEEPURAM, BANGLORE

DATE: 24.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**