

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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “**PNBHFL**”) ON 06.12.2018 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

SCHEDULE-A

ALL THAT PIECE AND PARCEL OF VACANT PLOT, BEARING PLOT NO.11 (OLD DOOR NO.8/20), V.O.C. NAGAR MAIN ROAD, CHOLAMBEDU, THIRUMULLAIVOYAL, CHENNAI- 600062, WITH LANDED AREA OF 3431SQ.FT., COMPRISED IN SURVEY NO.589/3 AND CORRELATED TO T.S.NO.60 IN BLOCK NO.79 OF WARD D OF THIRUMULLAIVOYAL VILLAGE, FORMERLY AMBATTUR TALUK, NOW AVADI TALUK, TIRUVALLUR DISTRICT, NORTH CHENNAI REGISTRATION DISTRICT, AMBATTUR SUB-REGISTRATION DISTRICT AND WITHIN THE CIVIC LIMITS OF MUNICIPALITY OF AVADI, WITH THE FOLLOWING BOUNDARIES AND MEASUREMENTS:-

NORTH BY : 20 FEET ROAD KNOWN AS VOC NAGAR MAIN ROAD

SOUTH BY : LAND AND BUILDING BELONGING TO MR. KRISHNAKUMAR

EAST BY : LAND AND BUILDING COMPRISED IN PLOT NO.12

WEST BY : LAND AND BUILDING COMPRISED IN PLOT NO.10

MEASURING :

EAST TO WEST ON THE NORTHERN SIDE : 38 FEET

EAST TO WEST ON THE SOUTHERN SIDE : 37 FEET

NORTH TO SOUTH ON THE EASTERN SIDE: 90 FEET

NORTH TO SOUTH ON THE WESTERN SIDE: 93 FEET

IN ALL 3431 SQUARE FEET.

SCHEDULE-B

ALL THE PIECE AND PARCEL OF VACANT HOUSE SITE WITH ALL THE RIGHTS AND PRIVILEGES APPERTAINING THERETO, MEASURING AN EXTENT OF 225 SQUARE FEET OF UNDIVIDED SHARE OF LAND, BEING A PORTION OF THE ABOVE SAID SCHEDULE ‘A’ MENTIONED PROPERTY.

SCHEDULE-C

FLAT NO.S2 IN THE SECOND FLOOR OF THE BUILDING KNOWN AS “THIRUMALA HOMES” WITH AN AREA OF 550 SQUARE FEET (INCLUDING COMMON AREA).

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. VIGNESHWAR J (BORROWER) S/O MR. JEEVAN GOPAL</p> <p>2. MRS. JAYA JEEVAN NARAYANA PILLAI (CO-BORROWER) W/O MR. NARAYANA PILLAI BOTH AT: FLAT NO.G-1 KAVIYA FLATS, PLOT NO.1, BALAMBAI NAGAR MAIN ROAD, NEAR KRISHNA SWEETS, ULLAGARAM, CHENNAI, TAMIL NADU-600091</p> <p>BOTH ALSO AT: FLAT NO.S2, SECOND FLOOR, OLD NO.8/20 PLOT NO.11, VOC NAGAR MAIN ROAD, CHOLAMBEDU, THIRUMULLAIVOYAL CHENNAI, TAMIL NADU-600062</p> <p>LOAN ACCOUNT NO. HOU/CHE/0617/399938</p> <p>TOTAL OUTSTANDING: RS.34,82,240/- (RUPEES THIRTY FOUR LAKH EIGHTY TWO THOUSAND TWO HUNDRED AND FORTY ONLY) OUTSTANDING AS ON 28.11.2024 WITH FURTHER INTEREST APPLICABLE FROM 29.11.2024 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:- 01.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.11,00,000/- (RUPEES ELEVEN LAKH ONLY)</p> <p>EMD: RS.1,10,000/- (RUPEES ONE LAKH TEN 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 RAR22017102 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>		

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**.

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: 02.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**