

**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:** 185, 2<sup>nd</sup> Floor, Mount Road, Anna Salai, Chennai 600 006

**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 PROVISO 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 GUARANTOR (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 AUTHORIZED OFFICER OF PNB HOUSING FINANCE LIMITED SECURED CREDITOR. PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **PNBHFL**, 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 1:-**

ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 66 SQ. MTRS. (WITH PART OF THE BUILDING NO.XII/605) IN OLD SY NO.8/22 IN RE.SY. NO.10/2 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT. **BOUNDARIES:-** NORTH: PROPERTY OF RAMNATH, EAST: ROAD, SOUTH: PROPERTY OF RAMNATH, WEST: PROPERTY OF MALECKAL, **PROPERTY 2:-** ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 67 SQ. MTRS. (WITH PART OF THE BUILDING) IN OLD SY NO.8/22 IN RE.SY. NO.10/1 IN BLOCK NO.67 OF KOTTAYAM VILLAGE, KOTTAYAM TALUK, KOTTAYAM DISTRICT.**BOUNDARIES:-** NORTH: PROPERTY OF PALLIKCKAPARAMBIL, EAST: ROAD, SOUTH: PROPERTY OF RAMNATH, WEST: PROPERTY OF MALECKAL.

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
<p>1. <b>MR. RAMNATH MURUGESAN CHETTIAR</b></p> <p>2. <b>MR. MURUGESAN CHETTIAR</b></p> <p>3. <b>MRS. LAKSHMI AMMAL NAINAR CHETTIAR</b></p> <p>4. <b>MRS. PRIYA RAMNATH</b></p> <p>5. <b>M/S PRABATH AGENCIES THROUGH ITS PROPRIETOR RAMNATH MURUGESAN CHETTIAR</b></p> <p><b>ALL AT:</b> 629, ARUNA BHAVAN, KODIMATHA, KOTTAYAM - 686002</p> <p><b>ALL ALSO AT:</b> RE SERVEY NO. 27 (OLD SERVEY NO. 127/1, 127/2) IN BLOCK NO. 82, KOITAYAM VILLAGE, KOTAYAM TALUK, KOITAYAM DIST- 686002</p>	<p>1) E-AUCTION DATE :- 19.04.2024 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 18.04.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: <b>12-04-2024</b> BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>RESERVE PRICE:</b> Rs.43,00,000/- (RUPEES FORTY THREE LAKH ONLY)</p> <p>EMD: RS. 4,30,000/- (RUPEES FOUR LAKH THIRTY THOUSAND ONLY)</p> <p><b>BID INCREMENT -</b> RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

LOAN NO. NHL/COC/0516/291266 <b>AMOUNT OUTSTANDING: - Rs. 1,94,82,645/-</b> <b>(RUPEES ONE CRORE NINETY FOUR LAKH EIGHTY TWO THOUSAND SIX HUNDRED FORTY FIVE ONLY)</b> AS OF 07.09.2017 ALONG WITH FUTURE INTEREST APPLICABLE FROM 08.09.2017 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.		
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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 **RAR22018510** 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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **TO MR. VISHAL.A (+91 9941016600), (+91-9152219751) & MR. RAJENDER DAHIYA (+91 8448264515).**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANKAUCTIONS.HTML](https://www.kotak.com/en/bankauctions.html) PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE:** KERELA

**DATE:** 19.03.2024

**AUTHORIZED OFFICER**  
**KOTAK MAHINDRA BANK LIMITED**