



o/c  
SHO  
18/01/24  
Kotak Mahindra Bank

**Registered Post**

**Dated: 18.01.2024**

1. **MRS. DEVI N W/O MR. NATARAJAN T**
2. **MR. NATARAJAN T**

**BOTH AT:**

DOOR NO. 29, RAJALAKSHMI FLATS, KRISHNAPPA  
NAICHER STREET, WEST MAMBALAM, CHENNI-600033

**BOTH ALSO AT:**

PLOT NO. 6 SIVA VISHNU KOIL STREET,  
PADMAVATHY MAIN ROAD,  
PERIYARKUPPAM, CHENNAI-602001.

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to Demand Notice dated 03.09.2019 issued by **Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank")** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. 4030HL16517988 & 4030HL18597065 wherein we had called upon you to pay the dues of Rs. 1,14,41,001.36 (Rupees One Crore Fourteen Lakh Forty One Thousand One and Thirty Six Paise Only) as on 02.09.2019 with further interest applicable from 03.09.2019 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by Bajaj Finance Limited (BFL) within 60 days from the date of the said demand Notice. You have since then failed and neglected to pay the amount as demanded.
2. BFL has vide an assignment agreement dated 22.04.2019 ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited along with all the rights, title, interests, benefits in the facilities granted by BFL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, Kotak Mahindra Bank Ltd. has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. Kotak Mahindra Bank Ltd. has been subrogated in place of BFL and all right, title and interest of BFL in respect of Outstanding Amount is now vested with Kotak Mahindra Bank Ltd.
3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such, the Authorised officer of Kotak Mahindra Bank Ltd. has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 19.09.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 05.05.2023, passed by Chief Metropolitan Magistrate, Egmore under Section 14 of the said SARFAESI Act.
4. This is to inform you all, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and Kotak Mahindra Bank Limited now proposes to sell the secured asset as mentioned in **Annexure "A"** annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 after a period of 30 (Thirty) days from the date of this notice **along with the**



**existing encumbrances if any ' as is where is basis & As is what is basis & Whatever there is basis'** , unless we receive the entire outstanding amount i.e., **Rs. 1,01,69,568.59/- (Rupees One Crore One Lakh Sixty Nine Thousand Five Hundred Sixty Eight and Fifty Nine Paise Only)** as of **17.01.2024** along with future interest applicable from **18.01.2024** until payment in full with cost and charges along with interest and other charges as demanded in our notice, within the statutory period of 30 (Thirty) days, from the date of present notice and 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, also as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.

5. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under:

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	28-02-2024
2	TIME OF AUCTION	12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	27-02-2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., NO : 185, 2ND FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI -600006.
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <a href="https://bankauctions.in/">https://bankauctions.in/</a>

6. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 8(6), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 (Thirty) days for sale of the said secured asset.
7. Post the expiration of the said 30 (Thirty) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
8. The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the Act, in respect of the time available to redeem the secured asset.

**For Kotak Mahindra Bank Limited**

**Authorized Officer**



**ANNEXURE - "A"**

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1.MRS. DEVI N W/O MR. NATARAJAN T  2.MR. NATARAJAN T   LOAN ACCOUNT NO. 4030HL16517988	<b>Rs.</b> <b>1,01,69,568.59/-</b> <b>(Rupees One Crore One Lakh Sixty Nine Thousand Five Hundred Sixty Eight and Fifty Nine Paise Only)</b> as of 17.01.2024 along with future interest applicable from 18.01.2024 until payment in full with cost and charges.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. E IN THE FIRST FLOOR OF THE APARTMENT KNOWN AS RAJALAKSHMI APARTMENTS MEASURING 815 SQ. FT. (INCLUDING COMMON AREA), NOW BEARING OLD DOOR NO. 32, NEW DOOR NO. 29 "RAJALAKSHMI APARTMENTS", KRISHNAPPA NAICKEN STREET, WEST MAMBALAM, CHENNAI 600033 TOGETHER WITH 519 SQ. FT UNDIVIDED SHARE OF LAND OUT OF 2600 SQ. FT COMPRISED IN T.S.NO. 17, BLOCK NO. 2 OF SAIDAPET VILLAGE, MAMBALAM GUINDY TALUK, CHENNAI DISTRICT, SITUATED WITHIN THE REGISTRATION DISTRICT OF SOUTH CHENNAI AND SUB REGISTRATION DISTRICT OF SAIDAPET JOIN I.  <b>BOUNDED ON THE :</b> NORTH : RAMASAMY THOTTAM, EAST : HOUSE OF ANNAMALAI, WEST : HOUSE OF RUDRAKOTI, SOUTH : KRISHAPPA NAICKEN STREET  <b>POSTAL ADDRESS:</b> - DOOR NO. 29, RAJALAKSHMI FLAT, KRISHNAPPA NAICKER STREET, WEST MAMBALAM, CHENNI-600033  <b>NAME OF THE MORTGAGER</b> : MRS. DEVI N W/O MR. NATARAJAN T	RESERVE PRICE: RS. <b>38,00,000/-</b> (RUPEES THIRTY EIGHT LAKHS ONLY)  EMD: RS. <b>3,80,000/-</b> (RUPEES THREE LAKH EIGHTY THOUSAND ONLY)

<Dial 1800266888> <Wear Masks, Stay Safe>

भारतीय डाक



RD213031832IN IVR:8268213031

RL KRISHNA NAGAR HD <110051>

Counter No:2,19/01/2024,12:04

To:NATARAJAN T ,CHENNAI

PIN:602001, Tiruvallur M.D

From:KOTAK MAHIN,SECTOR 125

Wt:25gms,REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

<Dial 1800266888> <Wear Masks, Stay Safe>

भारतीय डाक



RD213031713IN IVR:8268213031

RL KRISHNA NAGAR HD <110051>

Counter No:2,19/01/2024,12:04

To:DEVI N ,PLOT NO 6

PIN:602001, Tiruvallur M.D

From:KOTAK MAHIN,SECTOR 125

Wt:25gms,REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

<Dial 1800266888> <Wear Masks, Stay Safe>

भारतीय डाक



RD213031948IN IVR:8268213031

RL KRISHNA NAGAR HD <110051>

Counter No:2,19/01/2024,12:04

To:NATRAJAN T ,CHENNAI

PIN:600033, West Mambalam S.O

From:KOTAK MAHIN,SECTOR 125

Wt:25gms,REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

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भारतीय डाक



RD213031829IN IVR:8268213031

RL KRISHNA NAGAR HD <110051>

Counter No:2,19/01/2024,12:04

To:DEVI N ,MAMBALAM

PIN:600033, West Mambalam S.O

From:KOTAK MAHIN,SECTOR 125

Wt:25gms,REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

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