



o/c
SWA
12/4/24
Kotak Mahindra Bank

Registered Post

Dated: 12.04.2024

- 1. Mrs. Veerammal N** (Borrower)
W/O Mr. Nagarajan T
At:
No. 2/671, SPR Nagar, Collectrate (Po),
Chettinaickan Patti, Chettinaickenpatti,
Dindigul Collectorate, Tamil Nadu - 624004
- 2. Mr. Nagarajan T** (Co-Borrower)
S/o Mr. Thangiah Konar
At:
No. 2/671, SPR Nagar, Collectrate (Po),
Cheitinaickan Patti, Velu Mahal Opposite
Road, Dindigul, Tamil Nadu - 624004
- 3. Mr. Naveen N** (Co-Borrower)
S/O Mr. Nagarajan T
At:
No. 2/671, SPR Nagar, Collectrate (Po),
Cheitinaickan Pati, Dindigul, Tamil Nadu - 624004

All At:

T.S. No.999/1, Dindigul Town,
Nagal Naickanpatti Sub Division,
Dindigul Taluk, Dindigul District, Dindigul,
Tamil Nadu- 624001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

- We refer to Demand Notice dated 05.04.2021 issued by Fullerton India Home Finance Company Limited (hereinafter referred to as "**FIHFCL**") 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. 604107510619038 wherein FIHFCL had called upon you to pay the dues of **Rs. 43,75,819.55/- (Rupees Forty Three Lakh Seventy Five Thousand Eight Hundred Nineteen and Fifty Five Paisa Only)** due and payable as on **03.04.2021** along with future interest applicable from **04.04.2021** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by FIHFCL within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
- FIHFCL has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of KMBL along with all its rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, KMBL 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

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



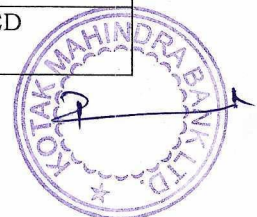
of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of the outstanding amount pertaining to above said account(s) is now vested with The Bank.

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 FIHFCL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 22.06.2021 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9. Thereafter FIHFCL has handed over the possession of the Secured Asset to the bank on dated 16.05.2023.
4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, auction of the Secured Asset as mentioned in Annexure "A" was conducted on various occasions. However, they all failed for want of bidders. Details of said auctions are mentioned below:

Auction Date	Reserve Price	Sale Notice Date
17.11.2023	Rs.29,00,000	06.10.2023
05.03.2024	Rs.26,10,000	13.02.2024

5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs. 26,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.
6. 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 the bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen) days from the date of this notice **along with the existing encumbrances if any "as is where is", "as is what is basis" & "whatever there is basis"**, the bank receives the entire outstanding amount i.e **Rs. 66,33,688/- (Rupees Sixty Six Lakh Thirty Three Thousand Six Hundred Eighty Eight Only)** as of **12.04.2024** along with future interest applicable from **13.04.2024** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty 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.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	03.05.2024
2	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES



3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	02.05.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., 185, 2 nd Floor, Mount Road, Anna Salai, Chennai 600 006
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTP://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8 Clause(5) read with Proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 providing you the addressee, a notice of 15 (Fifteen) days for sale of the secured asset.
9. Post the expiration of the said 15 (Fifteen) days, the bank shall be entitled to sell the 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.
10. 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.

For Kotak Mahindra Bank Limited

Authorized Officer



ANNEXURE – “A”

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Veerammal N 2. Mr. Nagarajan T 3. Mr. Naveen N
Loan account no.	604107510619038
Amount outstanding	
Rs. 66,33,688/- (Rupees Sixty Six Lakh Thirty Three Thousand Six Hundred Eighty Eight Only) as of 12.04.2024 along with future interest applicable from 13.04.2024 until payment in full and other charges	
Description of the Mortgaged property	
Item No.1 All that piece and parcel of Dindigul Town 6 th Ward, Nettu Theru, Old T.S. No.999/1, New T.S No. 2159, Dindigul Town, Nagalnaickenpatti Sub-division Dindigul Taluk, Dindigul District, Dindigul, Tamil Nadu, with an extent of 1580 sq.ft., Dindigul Registration District, Nagalnaickenpatti Sub-Registraion District, Dindigul Town. Bounded as: North By: House belongs to Balasubramani, East By: 2 nd Item In T.S No. 999/1, South By: Municipal Vacant Site in T.S No.999/1, West By: North South Street in T.S No.999/1 and admeasuring East to West 37 Feet on the Northern Side, 42 feet on the Southern Side, North to South 47 feet on the Western Side, 33 feet on the Eastern side and to the total extent of 1580 sq.ft land with building with all the usual amenities therein the house plot.	
Item No. 2:- All that pieces and parcel of old T.S.No: 999/1, New T.S No. 2159, Dindigul Town, Nagalnaickanpatti Sub Division Dindigul Taluk, Dindigul District-624001 Dindigul Tamil Nadu, With An Extent Of 495 Sq Ft, Dindigul Registration District, Nagalnaickanpatti Sub Registration District, Dindigul Town North By: House Belongs To Balasubramani, East By: Plot Belongs To Soosai Vel ,South By: Municipal Vacant Site In T. S No.999/1, West By: 1 st Item In T.S No. 999/1 and admeasuring East to West 16 Feet on the Northern Side, 17 feet on the Southern Side, North South 33 Feet on the Western Side, Eastern Side By 27 Feet and to the total extent of 495 sq ft land with building with all the usual amenities therein the house plot.	
Name of the mortgagor: Mrs. Veerammal N	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 26,10,000/- (Rupees Twenty Six Lakh Ten Thousand only)
EMD:	Rs.2,61,000/- (Rupees Two Lakh Sixty One Thousand only)



भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL655952489IN
Counter No:1, CP-Code:OPER
To: MAYARAJAN,
DINDIGUL H O, PIN:624001
From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,13/04/2024 ,10:13
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
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Counter No:1, CP-Code:OPER
To: VEERANIL,
DINDIGUL H O, PIN:624001
From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,13/04/2024 ,10:13
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
RL A RL655952356IN
Counter No:1, CP-Code:OPER
To: NAVEEN,
DINDIGUL H O, PIN:624001
From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,13/04/2024 ,10:13
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

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From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
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<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
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To: VEERANIL,
DINDIGUL H O, PIN:624001
From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
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<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 2013010120 <201301>
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Counter No:1, CP-Code:OPER
To: NAVEEN,
DINDIGUL H O, PIN:624001
From: KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,13/04/2024 ,10:13
<<Track on www.indiapost.gov.in>>