



o/c  
Sl/10  
15/12/23

Kotak Mahindra Bank

Registered Post

Dated: 15.12.2023

1. **MR. SANGEETH KUMAR M**

**AT:**

NO.144 4<sup>TH</sup> MAIN ROAD A L S NAGAR  
MANDAMBAKKAM, CHENNAI, TAMILNADU-600069  
**EMAIL:** gzmusicschool@gmail.com

**ALSO AT:**

PLOT NO.8, KAMATCHI NAGAR, KADAPERI  
VILLAGE, S NO.17/1NORTHERN PORTION,  
TAMBRAM SANITORIUM, KANCHIPURAM  
DIST., CHENNAI, CHENNAI,  
TAMILNADU 600047 INDIA.  
**EMAIL:** gzmusicschool@gmail.com

2. **MR. MOHAN MANMOHAN**

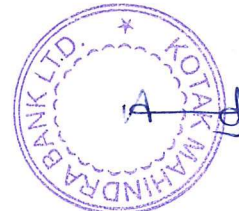
**AT:**

NO.144 4<sup>TH</sup> MAIN ROAD A L S NAGAR  
MANDAMBAKKAM, CHENNAI, TAMILNADU-600069  
**EMAIL:** gzmusicschool@gmail.

Dear Sir/Madam,

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

1. We refer to Demand Notice dated **08.04.2019** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. **HOU/OMR/0117/342791** wherein PNBHFL had called upon you to pay the dues of **Rs. 32,27,994.11/- (Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paise Only)** due and payable as on **08.04.2019** along with future interest applicable from **09.04.2019** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by PNBHFL within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
2. **PNBHFL** has vide an assignment agreement dated **04.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter called KMBL/The Bank) along with all its rights, title, interests, benefits in the facilities granted by PNBHFL 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 of the recovery of the said financial facility. KMBL has been subrogated in place of PNBHFL and all right, title and interest of PNBHFL in respect of Outstanding Amount 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 Authorized officer of PNBHFL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on



Kotak Mahindra Bank Ltd.  
CIN: L65110MH1985PLC038137  
7th Floor, Plot No.7  
Sector-125, Noida  
Uttar Pradesh 201 212

T +91 120 6173761  
www.kotak.com

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



# Kotak Mahindra Bank

10.09.2019 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.

- 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 KMBL 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 BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e. **Rs. 32,27,994.11/- (Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paise Only)** as **08.04.2019** ALONG WITH FUTURE INTEREST APPLICABLE FROM **09.04.2019** until payment in full and other charges as demanded in the instant 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.
- The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A".

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	19-01-2024
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	18-01-2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., #185, 2 <sup>nd</sup> Floor, Mount Road, Anna Salai, Chennai 600 006 (Land Mark :Citroen Car Showroom and Next to thousand lights Metro Railway station)
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <a href="http://BANKAUCTIONS.IN/">HTTP://BANKAUCTIONS.IN/</a>

- Please treat this notice as Notice under Rule 8(5) 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 secured asset.
- Post the expiration of the said 30 (Thirty) days, KMBL 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.
- The borrower's attention is invited to the provisions of sub section 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.)
<p>1.MR. SANGEETH KUMAR M</p> <p>2.MR. MOHAN MANMOHAN</p> <p>LOAN NO. HOU/OMR/0117/342791</p>	<p>Rs. 32,27,994.11/- (Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paissa Only) AS OF 08.04.2019 ALONG WITH FUTURE INTEREST APPLICABLE FROM 09.04.2019 UNTIL PAYMENT IN FULL.</p>	<p>ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITE, BEARING PLOT NO. 8 (NORTHERN PORTION), MEASURING AN EXTENT OF 1,200 SQUARE FEET, COMPRISED IN SURVEY NO.17/1, VIDE APPROVAL NO.MA.PA.MA.NA/2.NA. E.NO.49/72, SITUATED AT KADAPERI VILLAGE, KAMATCHI NAGAR, TAMBARAM TALUK, KANCHEEPURAM DISTRICT, WITHIN THE REGISTRATION DISTRICT OF CHENNAI-SOUTH AND SUB-REGISTRATION DISTRICT OF TAMBARAM AND TAMBARAM MUNICIPAL LIMIT.</p> <p><b>BOUNDED ON THE:</b></p> <p>NORTH: LAND OWNED BY RADHA AMMAL IN SUREY NO.18. SOUTH: M.BHARATHI SOLD OUT PLOT. EAST: PLOT NO.9. WEST: 30 FEET WIDE ROAD.</p> <p><b>MEASURING ON THE:</b> EAST TO WEST ON THE NORTHERN SIDE: 40 FEET; EAST TO WEST ON THE SOUTHERN : 40 FEET, NORTH TO SOUTH ON THE EASTERN SIDE: 30 FEET, NORTH TO SOUTH ON THE WESTERN SIDE: 30 FEET.</p> <p><b>NAME OF THE MORTGAGOR: MR. SANGEETH KUMAR M</b></p>	<p>RESERVE PRICE RS. 34,00,000/- (RUPEES THIRTY FOUR LAKH ONLY)</p> <p>EMD: RS. 3,40,000/- (RUPEES THREE LAKH FOURTY THOUSAND ONLY)</p>



RL 1100910199 <110091>  
RL A RD226384135IN  
Counter No:1,OP-Code:1  
To:SANGEETH,  
CHENNAI, PIN:600069  
From:KOTAK MAHINDRA BANK LTD , 201313  
Wt:20grams,  
Amt:26.00 ,16/12/2023 ,12:49  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>



RL 1100910199 <110091>  
RL A RD226384144IN  
Counter No:1,OP-Code:1  
To:SANGEETH,  
CHENNAI, PIN:600047  
From:KOTAK MAHINDRA BANK LTD , 201313  
Wt:20grams,  
Amt:26.00 ,16/12/2023 ,12:49  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>



RL 1100910199 <110091>  
RL A RD226384158IN  
Counter No:1,OP-Code:1  
To:MOHAN,  
CHENNAI, PIN:600069  
From:KOTAK MAHINDRA BANK LTD , 201313  
Wt:20grams,  
Amt:26.00 ,16/12/2023 ,12:49  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

