



Kotak Mahindra Bank

Registered Post

Dated: 23-11-2023

- 1) MR. NEELAKANDAN C (BORROWER)
S/O MR. CHOCKLINGAM
- 2) MRS. THILAGAVATHI N (CO BORROWER)
D/O MR. MANNACHARI
- 3) M/S SRI KUMARAN TIMBER AND FURNITURES MART (CO BORROWER)
THROUGH ITS PROPRIETOR MR. NEELAKANDAN C

ALL AT:-

NO 38 CHIDAMBARAM NAGAR; GRIBLESPET;
ARAKKONAM VELLORE; SR GATE; ARAKKONAM;
TAMIL NADU- 631002

ALL ALSO AT:-

BSA FLATS, FLAT NO.C3, SECOND FLOOR, PLOT NO. 14,
AMALANATHAN STREET, VENKATESHWARA NAGAR,
POZHICALUR, CHENNAI -600074

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **26.03.2021** issued by Fullerton India Home Finance Company Ltd (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. **603607210478648** wherein FIHFCL had called upon you to pay the dues of Rs 36,22,447.40/- (Rupees Thirty Six Lakh Twenty Two Thousand Four Hundred Forty Seven And Paise Forty Only) due and payable as on **25.03.2021** along with future interest applicable from **26.03.2021** 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.
2. FIHFCL has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") 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, the Bank has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part there of 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. The Bank has been subrogated in place of FIHFCL and all right, title and interest of FIHFCL 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 FIHFCL has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 12.09.2022 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 27.06.2022 passed by Hon'ble Special Judge cum Chief Judicial Magistrate, Chengalpet, under Section 14 of the said SARFAESI Act..

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.



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 and on the basis of report of valuer, first auction of the Secured Asset as mentioned in Annexure "A" was conducted on 30.09.2021 with the Reserve Price of Rs. 30,10,000/- (Rupees Thirty Lakh Ten Thousand Only). However, the said auction failed for want of bidders. The said Secured Asset was once again put on auction on 10.10.2022 with the Reserve Price of Rs.31, 00,000/- (Rupees Thirty One Lakh Only). However the said auction also failed for want of bidders. The said Secured Asset was again put on auction on 14.11.2022 with the Reserve Price of Rs.26, 35,000/- (Rupees Twenty Six Lakh Thirty Five Thousand Only). However, the said auction was also failed for want of bidders. The said Secured Asset was again put on auction on 12.10.2023 with the Reserve Price of Rs.23, 00,000/- (Rupees Twenty three lakhs Only). However, the said auction was also failed for want of bidders.
5. Subsequent to the Assignment of loan account in its favour , for recovering its legal dues, The Bank is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Asset will not be sold and which sale will be on "as is where is and whatever 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 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 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) 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. 52,06,269 /- (Rupees fifty two lakhs and six thousand two hundred and sixty nine Only) as of 17-11-2023 along with future interest applicable from 18-11-2023 until payment in full and other charges as demanded in the instant notice, within the statutory period of 15 (Fifteen) 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.
7. 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	12-12-2023
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	11-12-2023 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 http://bankauctions.in/

8. Please treat this notice as Notice under Rule 8(5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the secured asset.
9. Post the expiration of the said 15 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.





Kotak Mahindra Bank

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.)
1)NEELAKANDAN C 2) THILAGAVATHI N 3) SRI KUMARAN TIMBER AND FURNITURES MART LOAN NO. 603607210478648	RS. 52, 06,269 /- (RUPEES FIFTY TWO LAKHS SIX THOUSAND TWO HUNDRED AND SIXTY NINE ONLY) AS OF 17-11-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 18-11-2023 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCEL OF TWO BEDROOM FLAT NO.C3, HAVING SUPER BUILT UP AREA OF 882 SQ.FT, (INCLUDING COMMON AREA) SITUATED ON THE SECOND FLOOR OF BUILDING NAMELY BSA APARTMENTS, HAVING 315 SQ. FT. UNDIVIDED SHARE OF LAND MEASURING TO AN EXTENT OF 2925 SQ. FT. BEARING PLOT NO. 14, AMALANATHAN STREET, VENKATESHWARA NAGAR, POZHICALUR, CHENNAI -600074, COMPRISED IN SURVEY NO 109/1 AND 114/3 AS PER PATTA NEW SURVEY NOS 109/1B & 114/3B PATA NO. 648 POZHICALUR VILLAGE ALANDHUR TALUK, KANCHEEPURAM DISTRICT BOUNDARIES NORTH:-40 FEET ROAD(AMALANATHAN STREET) EAST:- 24FEET ROAD SOUTH :- VACANT PLOT WEST:- PLOT NO. 15 AND MEASURING ON THE : NORTH SIDE:- 45 FEET EASTERN SIDE:- 62 FEET SOUTHERN SIDE:- 45 FEET WESTERN SIDE :- 68 FEET IN ALL ADMEASURING AN EXTEND OF 2925 SQ. FT SITUATED WITH IN THE SUB REGISTRATION DISTRICT OF	RESERVE PRICE RS. 23, 00,000/- (RUPEES TWENTY THREE LAKH ONLY) EMD: RS. 2,30,000/- (RUPEES TWO LAKH THIRTY THOUSAND ONLY)

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

7th Floor, Plot No.7

Sector-125, Noida

Uttar Pradesh - 201 313

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Registered Office:

27 BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051,

Maharashtra, India.



Kotak Mahindra Bank

		CHENNAI SOUTH SUB REGISTRATION DISTRICT OF PAMMAL	
		NAME OF THE MORTGAGOR: MRS. THILAGAVATHI N	



भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD242286463IN

Counter No:1,OP-Code:1

To:NEELAKANDAN,

T N, PIN:631002

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:23

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD242286477IN

Counter No:1,OP-Code:1

To:THILAGAVATHI N,

T N, PIN:631002

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:23

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD242286485IN

Counter No:1,OP-Code:1

To:SRI KUMARAN,

T N, PIN:631002

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:23

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD24228673BIN

Counter No:1,OP-Code:1

To:NEELAKANDAN,

CHENNAI, PIN:600074

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:23

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD242286741IN

Counter No:1,OP-Code:1

To:THILAGAVATHI N,

CHENNAI, PIN:600074

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:23

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

RL 1100510164 <110051>

RL A RD242286755IN

Counter No:1,OP-Code:1

To:SRIRKUMARAN,

CHENNAI, PIN:600074

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:40grams,

Amt:27.00 ,24/11/2023 ,12:24

<<Track on www.indiapost.gov.in>>