

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: KOTAK MAHINDRA BANK LTD- #185, 2ND FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI 600 006. (LAND MARK: CITROEN CAR SHOWROOM AND NEXT TO THOUSAND LIGHTS METRO RAILWAY STATION).

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 PROVISIO 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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHFL") ON 18.11.2019 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK, 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

ITEM NO.1

ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITE SITUATED AT PLOT NO.48 MEASURING TO AN EXTENT OF 554 SQ.FT., PHOENIX CITY AT PANRUTI VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT COMPRISED IN SURVEY NOS. 224/6 PATT NOS.573 DTCP.NO.LP/DDTCP(CR) NO.54 OF 2016 DATED 20-04-2016 AND PLOT NO.47 BOUNDED ON THE: EAST BY: VACANT LAND, WEST BY: 30 FEET ROAD, NORTH BY: PLOT NO.47, SOUTH BY: PLOT NO.49 AND HAVING A LINEAR MEASUREMENT OF EAST TO WEST ON THE NORTHERN SIDE- 30'6", EAST TO WEST ON THE SOUTHERN SIDE- 31', NORTH TO SOUTH ON THE EASTERN SIDE- 18', NORTH TO SOUTH ON THE WESTERN SIDE- 18' AND SITUATED WITHIN THE REGISTRATION DISTRICT OF CHENNAI AND SUB-REGISTRATION OF WALAJABAD AND WITHIN THE LIMITS OF PANRUTTI PANCHAYAT ANT SRIPERUMPUTHTUR PANCHAYAT UNION.

ITEM NO.2

SCHEDULE OF PROPERTY-A

ALL THAT PIECE AND PARCEL OF LAND COMPRISED IN SURVEY NO.218/2, 223/5, 223/6, 223/7, 223/8, 223/9, 223/10, 223/11, 223/12, 223/13, 223/14, 223/15, 223/16, 223/17, 223/18, 223/19, 223/20, 224/1, 224/2A, 224/2B, 224/6, 224/7A1, 224/7A2, 224/7B, 224/10, 224/11A, 224/11B, 224/11C, 224/12, 224/13A, 224/13B, 224/14, 224/15, 224/16, 224/20, 224/22, 224/23, 224/24, 224/27A, 224/27B, 224/24C, 224/27D, 227/28, 227/29, 227/30, CONVERTED INTO HOUSE SITE IN THE NAME OF "PHOENIX CITY" AT NO.127, PANRUTI VILLAGE, SRIPERUMBUTHUR TALUK, KANCHEEPURAM DISTRICT LYING WITHIN THE REGISTRATION DISTRICT OF KANCHEEPURAM AND THE REGISTRATION SUB-DISTRICT OF WALAJABAD.

SCHEDULE OF PROPERTY-B

ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITE BEARING PLOT NO.61, MEASURING TO AN EXTENT OF 2100 SQ.FT., PHOENIX CITY AT PANRUTTI VILLAGE, SRIPERUMPUDUR TALUK, KANCHEEPURAM DISTRICT COMPRISED IN SURVEY NO.224/23, 24 DTCP NO. LP/DDTCP(CR) NO. 54 OF 2016 DATED PLOT NO.61 BOUNDED ON THE: EAST BY : PLOT NO.62, WEST BY: PLOT NO.60, NORTH BY: 30 FEET ROAD, SOUTH : PLOT NO.53 AND HAVING A LINEAR MEASUREMENT OF EAST TO WEST ON THE NORTHERN SIDE – 30', EAST TO WEST ON THE SOUTHERN SIDE- 30', NORTH TO SOUTH ON THE EASTERN SIDE- 70', NORTH TO SOUTH ON THE WESTERN SIDE- 70', TOTALING IN ALL TO AN EXTENT OF 2100 SQ.FT AND WITHIN THE SUB-REGISTARTION DISTRICT OF WALAJABAD AND IN THE REGISTRATION DISTRICT OF KANCHEEPURAM.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. MR. J. PUSHPANATHAN (BORROWER) S/O MR. JACOP</p> <p>AT: M/S PUSHPA CENTRINGS NO.6/499 NATAAM MAIN ROAD, THAZAMBUR, CHENNAI-603103</p> <p>2. MRS. JAYANTHI. P (CO-BORROWER) W/O MR. PUSHPANATHAN</p> <p>AT: 193, KELAMBAKKAM (P) CHENGALPATTU (TK), KANCHEEPURAM, CHENNAI, TAMIL NADU- 603103</p> <p>BOTH AT: NO.2/314, MADHA KOVIL STREET, KELAMBAKKAM, KANCHEEPURAM, CHENNAI, TAMIL NADU- 603103 EMAIL ID : PUSHPACENTRINGS@GMAIL.COM</p> <p>LOAN ACCOUNT NO. HOU/CHE/0717/408845</p> <p>TOTAL OUTSTANDING: RS. 26,25,913.09/- (RUPEES TWENTY SIX LAKH TWENTY FIVE THOUSAND NINE HUNDRED THIRTEEN AND NINE PAISA ONLY) OUTSTANDING AS ON 23.05.2019 WITH FURTHER INTEREST APPLICABLE FROM 24.05.2019 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 27.06.2024 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 :- 26.06.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 24.06.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 4,00,000/- (RUPEES FOUR LAKH ONLY)</p> <p>EMD: RS. 40,000/- (RUPEES FORTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES FIFTY THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>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 RAR21725784 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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 PUBLIC E - AUCTION.</p>		

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. SYAM NAMBURI (+91 9677288418) & MR. VELMURUGAN K (+91 9884718338).** **BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

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

PLACE: CHENNAI

DATE: 05.06.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**