



Registered/ Speed Post

Dated: 24.12.2024

1. **Mrs. Mamillapally Swapnarao Alias Mameellapally Swapna** (Borrower)
D/o Mr. M. Krishna Rao
2. **Mr. M. Krishna Rao** (Co-Borrower)
S/o Mr. Narayanarao Mamillapally
3. **M/S SS Infosystems** (Co-Borrower)
Through Its Proprietor Mrs. Mamillapally Swapnarao
At:
3-6-216, GS Shobha Estates,
Land Mark Muthoot Finance,
West Mavedpally Secunderabad,
Hyderabad, Telangana- 500026

All Also At:

H.No.11-13, Shanti Nagar, Patancheru,
Opp. Sai Meternity Hospital, Hyderabad,
Telangana- 502319

All Also At:

Flat No.103, Venkateswara Residency,
Plot No.25, Tirumala Enclave Phase-II,
Nagaram Village, Dammaiguda Grampanchayat,
Keesara Mandal, Medchal-Malkajgiri District,
Hyderabad-500083

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **11.09.2023** issued by Kotak Mahindra Bank Limited (hereinafter referred to as "**The Bank/KMBL**") 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. 606107210271687 wherein we had called upon you to pay the dues of Rs.32,58,339/- (Rupees Thirty Two Lakh Fifty Eight Thousand Three Hundred and Thirty Nine Only) outstanding as on 11.09.2023 with further interest applicable from 12.09.2023 until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by Fullerton India Home Finance Company Limited (hereinafter referred to as "**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 the Bank along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by FIHFCL with other incidental right thereto including the assignment of the said facility 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 become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with 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 the Bank has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 08.04.2024 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9.
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) Rule, 2002 and on the basis of the report of the valuer, the Reserve Price of the secured asset is fixed at Rs.28,00,000/- (Rupees Twenty Eight Lakh Only).
5. 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 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 on 'as is where is basis & As is what is basis & whatever there is basis'**, unless the bank receives the entire outstanding amount i.e., Rs.37,57,817/- (Rupees Thirty Seven Lakh Fifty Seven Thousand Eight Hundred and Seventeen Only) outstanding as on 24.12.2024 with further interest applicable from 25.12.2024 until payment in full and other charges as demanded in the said demand notice, within the statutory period of 30 (thirty) 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.
6. 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	04.02.2025
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	03.02.2025 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd- #6-3-1109/1, 2ND Floor, West Wing, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, Telangana-500082



5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/
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7. Please treat this notice as notice under Rule 8 Clause (5) read with proviso to Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing the addressee, a notice of 30 (thirty) days for sale of the secured asset.
8. 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.
9. 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.
10. Should you have any representation to be made in response to this notice, please mark the same to Mr. Ravikanth (Mob No. +918688131208) & Mr. Vishal Adhisheshan (Mob No. +919941016600) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID- rard.customer@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

For Kotak Mahindra Bank Limited



Authorized Officer



ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mrs. Mamillapally Swapnarao 2. Mr. M. Krishnarao 3. M/S SS Infosystems
Loan account no.	606107210271687
Amount outstanding	
Rs.37,57,817/- (Rupees Thirty Seven Lakh Fifty Seven Thousand Eight Hundred and Seventeen Only) outstanding as on 24.12.2024 with further interest applicable from 25.12.2024 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of Flat No.103, in Ground Floor of "Venkateswara Residency", having a Built-up area 900 sq.ft, including common areas, scooter and car parking, proportionate undivided share of land admeasuring 28 sq.yards or 23.40 sq.mtrs., out of total admeasuring 397.22 sq.yards on Plot No. 25, in Survey No.389 Part, situated at "Tirumala Enclave Phase-II" of Dammaiguda H/o Nagaram Village Grampanchayat Dammaiguda, Keesara Mandal, Medchal-Malkajgiri District., and Bounded as follows: Land Boundaries: North: by 30' wide road, South: by Survey No.386, East: by Plot No.36 West: by Plot No.24 Flat Boundaries: North: open to Sky, South: Flat No.104, East: open to Sky, West: Corridor, situated within the Sub-Registration District of Medchal Malkajgiri.	
Name of the mortgagor: Mrs. Mamillapally Swapnarao Alias Mameellapally Swapna	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.28,00,000/- (Rupees Twenty Eight Lakh Only)
EMD:	Rs.2,80,000/- (Rupees Two Lakh Eighty Thousand Only)
List of Encumbrance (if any): Nil	

