

Registered/Speed Post

Dated: 16.01.2025

1. **Mr. Adithan T** (Borrower)
S/o Mr. Thiagarajan
2. **M/S Suriaa Marketing** (Co-Borrower)
Through its Proprietor Mr. Adithan T
3. **Mrs. Kowsalya R** (Co-Borrower)
W/o Mr. Adithan T
All At:
No.1, F2, Block-F, Sri Ragavendra Nagar,
Sriaishwariyam Apartment,
Nellithoppu, Pondicherry-605005

All Also At:

Flat No.F2, First and Second Floor,
Block F, Sri Aishwaryam, Sri Ragavendra
Nagar, Reddiarpuram Revenue Village,
Oulgaret Municipality, Pondicherry- 605005

All Also At:

Plot No.1, Thirumalai Thyar Nagar, Moolakulam,
Oulgaret Revenue Village, Oulgaret,
Pondicherry-605001

All Also At:

Plot No.28, 29,30, Arumpathapuram,
Survey No.117/5, Oulgaret Revenue Village,
Oulgaret Municipality, Pondicherry-605110

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **19.10.2019** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") 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. NHL/OMR/0817/423839 wherein PNBHFL had called upon you to pay the dues of Rs. 2,02,62,277/- (Rupees Two Crore Two Lakh Sixty Two Thousand Two Hundred and Seventy Seven Only) outstanding as on 19.10.2019 with further interest applicable from 20.10.2019 until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you 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 **04.09.2024** (“**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 the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by PNBHFL 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 PNBHFL has taken possession of the property described herein below in **Annexure “A”** (and referred hereinafter as “**Secured Asset**”) on 14.01.2020 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.1,21,00,000/- (Rupees One Crore Twenty One 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.3,28,54,488/- (Rupees Three Crore Twenty Eight Lakh Fifty Four Thousand Four Hundred and Eighty Eight Only) outstanding as on 15.01.2025 with further interest applicable from 16.01.2025 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	25.02.2025
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	24.02.2025 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd,-185, 2nd floor, Mount Road, Anna Salai, Chennai -600006. (Land Mark - MG Car Show Room)
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/

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. Suriya Narayanan .P (Mob No. +919600222111) & Mr. Vishal Adhisheshan (Mob No +919941016600) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh - 201313, E-mail ID- rard.customercare@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. Mr. Adithan T 2. M/S Suriaa Marketing 3. Mrs. Kowsalya R
Loan account no.	NHL/OMR/0817/423839
Amount outstanding	
Rs.3,28,54,488/- (Rupees Three Crore Twenty Eight Lakh Fifty Four Thousand Four Hundred and Eighty Eight Only) outstanding as on 15.01.2025 with further interest applicable from 16.01.2025 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
<p>All that piece and parcel of House Building is situated in the Puducherry Registration District, Oulgaret Sub Registration District, Oulgaret Municipality Limit, Village No.35, Oulgaret Revenue Village, Moolakulam, Thirumalai Thayar Nagar, First Main Road, as per document R.S.No.111/3/A/5, as per settlement copy R.S.No.111/3/A/5, Cadastre No.332 1/3 part, 331 part, 319 1/2 part, 319 2/2 part, 326 1/2 part, 320 part, 326 2/2 part, Patta No.639,</p> <p>Item No.1:- An extent of 3024 sq.ft., of Plot No.01.</p> <p>Item No.2:- Measuring East West Northern Side 28 ft., Southern side 05 ft., South North 60ft., total extent of 990 sq.ft., of Reserve Plot. By combining both Item-1 & 2 total extent of 4014sq.ft., of R.C.C. House Building including Electric and Water Service and as per Present Settlement Extract R.S.No.111/3/A/5/A/19 and bounded on the: East of : Pathwayand Kirubakaran Land, South of : Newly Formed Road, North of : Newly Formed Road, West of : Krishna Counder Land</p>	
Name of the mortgagor(s): Mr. Adithan T and Mrs. Kowsalya R	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakh Only)
EMD:	Rs.12,10,000/- (Rupees Twelve Lakh Ten Thousand Only)
List of Encumbrance (if any): Nil	

