



Kotak Mahindra Bank

Registered/ Speed Post

Dated: 09.01.2025

1. **Ms. Mekala Varalaxmi** (Borrower)
D/o Mr. Mekala Swamy

2. **Mr. Mekala Swamy** (Co-Borrower)
S/o Late Mekala Narayana
At:
6-10-7/2, Ekshila Nillayam,
Vinayak Nagar, Balanagar,
Hyderabad, Andhra Pradesh- 500042

3. **M/S Sri Renuka Packages** (Co-Borrower)
Through its proprietor Ms. Mekala Varalaxmi
At:
Phase-4, Plot No.66/A IDA,
Jeedimetla Near Mylon Company,
Hyderabad, Telangana- 500055

All At:

Plot No.601, Sharan Enclave,
Vinayak Nagar, Balanagar,
Near Durga Matha Temple,
Tirumalagiri, Hyderabad,
Telangana- 500042

All Also At:

Flat No.302, 303 Third Floor,
Surya Towers, Plot No.83 and 84
S.Nos. 273,274,275 and 277/Part
Block No.5 Sri Ramachandra Naik Nagar,
Jeedimetla, Quthbullapur, Malkajgiri, Hyderabad-500015

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 01.04.2021 issued by Fullerton India Home Finance Company Limited (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. 606107210419891 wherein FIHFCL had called upon you to pay the dues of Rs. 56,50,323.11/- (Rupees Fifty Six Lakh Fifty Thousand Three Hundred Twenty Three and Eleven Paise Only) outstanding as on 30.03.2021 with further interest applicable from 31.03.2021 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.

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

7th Floor, Plot No.7, Sector-125, T +91 0120 6173761
Noida, Uttar Pradesh - 201 313. www.kotak.com

Registered Office:

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



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 the rights, title, security interests, benefits, financial documents, 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, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial assets 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 assets. KMBL has become the absolute owner of the said account and all right, title and interest in respect of outstanding amount pertaining to above said account 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 KMBL has taken physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as "**Secured Asset**") on 08.01.2024 & 09.01.2024 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9 and in pursuance of order dated 30.08.2023 passed by Hon'ble Chief Metropolitan Magistrate, Medchal-Malkajiri vide CrI.MP.No.433/2023 under section-14 of the said SARFAESI Act.
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 Report of Valuer, the Reserve Price of the Secured Asset is Fixed at Rs.32,00,000/- (Rupees Thirty Two Lakh Only) for property No.1 and Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand only) for property No.2.
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 Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** 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.88,34,174 /- (Rupees Eighty Eight Lakh Thirty Four Thousand One Hundred and Seventy Four Only) outstanding as on 08.01.2025 with further interest applicable from 09.01.2025 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 present notice. Please take notice 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. Please note that the earlier Sale notice dated 01.03.2024 stands recalled with immediate effect and the contents of the present notice be read as our demand pertaining to the aforesaid loan account.
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	18.02.2025
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	17.02.2025 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/

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. Satish Narla (Mob No. +917396747575), Mr. Ravikanth (Mob No. +8688131208) **Kotak Mahindra Bank Ltd, #6-3-1109/1, 2ND Floor, West Wing, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, Telangana-500082**, 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. Ms. Mekala Varalaxmi 2. Mr. Mekala Swamy 3 M/S Sri Renuka Packages
Loan account no.	606107210419891
Amount outstanding	
Rs.88,34,174 /- (Rupees Eighty Eight Lakh Thirty Four Thousand One Hundred and Seventy Four Only) outstanding as on 08.01.2025 with further interest applicable from 09.01.2025 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
<u>Property No. 1</u>	
<p>All that piece and parcel of property bearing Flat No.302 in Third Floor, Door No. 05-083TO84/302 (PTIN No. 1150406738), in the building known as “Surya Towers” with built up area of 1020.00 sq.ft. (including common area and Car Parking), along with undivided share of land admeasuring 42.0 sq.yards., out of total land of 600 sq. yards. in Plot Nos. 83, 84 (House No’s. 5-83 and 5-84) type ‘B’ in survey Nos.273, 274, 275 & 277/Part covered under Block No. 5 of Sri Ramachandra Naik Nagar situated at Jeedimetla Village, GHMC Quthbullapur Circle, Quthbullapur Mandal, Medchal-Malkajgiri District, Telangana State.</p> <p>Property bounded as: North: Corridor and Flat Nos.301 & 303 South: Open to sky East: Open to Sky West: Open to Sky</p>	
Name of the mortgagor: Ms. Mekala Varalaxmi	
<u>Property No.2</u>	
<p>All that piece and parcel of property bearing Flat No.303 in Third Floor, Door No.05-083TO84/303 (PTIN No.1150406749) in the building known as “Surya Towers” with built up area of 910.00 sq.ft (including common area and Car Parking), along with undivided share of land admeasuring 38 sq. yards out of total land of 600 sq. yards., on Plot Nos.83 & 84 (House Nos. 5-83 and 5-84) type ‘B’ in Survey No. 273, 274, 275 & 277/ Part, covered under Block No.5 of Sri Ramachandra Naik Nagar situated at Jeedimetla Village, GHMC Quthbullapur Circle, Quthbullapur Mandal, Medchal-Malkajgiri District, Telangana State.</p> <p>Property bounded as: North: Open to sky South: Open to sky and Flat No.302 East: Corridor and staircase West: Open to Sky</p>	





Name of the mortgagor: Ms. Mekala Varalaxmi	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	For property No.1 - Rs.32,00,000/- (Rupees Thirty Two Lakh Only) For property No.2- Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand Only)
EMD:	For property No.1 - Rs.3,20,000/- (Rupees Three Lakh Twenty Thousand Only) For property No.2- Rs.2,85,000/- (Rupees Two Lakh Eighty Five Thousand Only)
List of Encumbrance: Nil	

