



o/c
Shio
18/01/24

Kotak Mahindra Bank

Registered Post

Dated: 18.01.2024

- 1 **MRS. MANGALA C** (Borrower)
D/O MR. CHIKKARAMAIAH
NO. 35,9TH CROSS AGRAHARA,
DASARAHALLI, BANGALORE- 560079
- ALSO AT
NO. 31, 9TH CROSS AGRAHARA DASARAHALLI,
YESHWANTHPURA, BANGALORE-560079
- ALSO AT
VINAYAKA STORES
NO. 35,9TH CROSS AGRAHARA DASARAHALLI, BANGALORE- 560079
2. **MR. NATARAJA K** (Co-Borrower)
S/O MR. MUNIVENKATAPPA K
- AT: NO.3.9TH CROSS AGRAHARA DASARAHALLI,
BASAVESHWARA NAGAR, 2ND MAIN ROAD BANGALORE 560079
- ALSO AT
NO.31, 9TH A CROSS AGRAHARA DASARAHALLI,
YESHWANTHPURA, BANGALORE-560079

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **26.08.2017** 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. HOU/BAN/0416/281474 wherein PNBHFL had called upon you to pay the dues of Rs. 23,47,718/- (Rupees Twenty Three Lakh Forty Seven Thousand Seven Hundred Eighteen Only) due and payable as on 26.08.2017 along with future interest applicable from 27.08.2017 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all 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 **04.03.2023** ("Assignment Agreement") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter called KMBL/ The Bank) along with all its rights, title, interests, benefits in the facilities granted by PNBHFL 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 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 been subrogated in place of PNBHFL and all right, title and interest of PNBHFL 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 Authorised officer of PNBHFL has taken possession of the



property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 08.11.2017 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9. Thereafter FIHFCL has handed over the physical possession to KMBL on dated 18.05.2023.

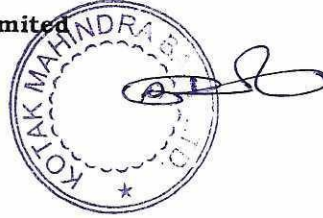
4. After taking possession of the secured asset, the said property was put on auction by PNBHFL in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 on various dates and lastly on 07.12.2023. All the auctions conducted have failed for want of bidder(s).
5. Subsequent to the Assignment 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 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. 23,47,718/- (Rupees Twenty Three Lakh Forty Seven Thousand Seven Hundred and Eighteen Only)** as **26.08.2017** Along With Future Interest Applicable From **27.08.2017** 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. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
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	15-02-2024
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	14-02-2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD NO.22, ING VYSYA HOUSE, M.G. ROAD I BANGALORE - 56U (JUI KARNATAKA)
5	MODE OF AUCTION	E-AUCTION THROUGH WLDSTL 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 (Fifteen) 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.
10. 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.MRS. MANGALA C 2.MR. NATARAJA K M LOAN NO. HOU/BAN/0416/281474	Rs. 23,47,718/- (Rupees Twenty Three Lakh Forty Seven Thousand Seven Hundred Eighteen Only) AS OF 26.08.2017 ALONG WITH FUTURE INTEREST APPLICABLE FROM 27.08.2017 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING MUNICIPAL NO. 31,PID NO 21-53-31 ADMEASURING EAST TO WEST 25 FEET, NORTH TO SOUTH 20 FEET, TOTALLY MEASURING 500 SQ FT, SITUATED AT AGRAHARA DASARAHALLI, 9 A CROSS ROAD WARD NO. 21 YESHWANTHPURA, HOBLI, BANGALORE NORTH TALUK BANGALORE PROPERTY BOUNDED AS: EAST: PROPERTY OF NARASIMHAIH, WEST: GRAMTHANA VACANT LAND NORTH: PROPERTY OF (AMT KANCHANA SOUTH: ROAD NAME OF THE MORTGAGOR: MRS.MANGALA C D/O MR. CHIKKARAMAIAH	RESERVE PRICE RS. 20,25,000/- (RUPEES TWENTY LAKH TWENTY FIVE THOUSAND ONLY) EMD: RS. 2,02,500/- (RUPEES TWO LAKH TWO THOUSAND FIVE HUNDRED ONLY)



RD2130317351N IVR: 02682130317351
RL KRISHNA NAGAR HD
Counter No:2,19/01/2024,12:04
To: NATRAJA , BANGLORE
PIN:560079, Basaveshwaranagar S.O
From: KOTAK MAHIN, SECTOR 125
Wt:25gms, REG=17.0
Amt:31.86 (Cash) Tax:4.86
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Sa

RD2130319651N IVR: 02682130319651
RL KRISHNA NAGAR HD
Counter No:2,19/01/2024,12:04
To: NATRAJA K , BANGLORE
PIN:560079, Basaveshwaranagar S.O
From: KOTAK MAHIN, SECTOR 125
Wt:25gms, REG=17.0
Amt:31.86 (Cash) Tax:4.86
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Sa

RD2130318461N IVR: 02682130318461
RL KRISHNA NAGAR HD
Counter No:2,19/01/2024,12:04
To: MANGALA C , BANGLORE
PIN:560079, Basaveshwaranagar S.O
From: KOTAK MAHIN, SECTOR 125
Wt:25gms, REG=17.0
Amt:31.86 (Cash) Tax:4.86
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Sa

RD2130317271N IVR: 02682130317271
RL KRISHNA NAGAR HD
Counter No:2,19/01/2024,12:04
To: MANGALA C , BANGLORE
PIN:560079, Basaveshwaranagar S.O
From: KOTAK MAHIN, SECTOR 125
Wt:25gms, REG=17.0
Amt:31.86 (Cash) Tax:4.86
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Sa

RD2130319511N IVR: 02682130319511
RL KRISHNA NAGAR HD <110051>
Counter No:2,19/01/2024,12:04
To: MANGALA C , BANGLORE
PIN:560079, Basaveshwaranagar S.O
From: KOTAK MAHIN, SECTOR 125
Wt:25gms, REG=17.0
Amt:31.86 (Cash) Tax:4.86
<Track on www.indiapost.gov.in>
<Wear Masks, Stay Safe>