

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: : No 22, Kotak Mahindra Bank Ltd, Kotak House, M G Road, Bangalore 560001.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 9(1) 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) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS " **PNBHFL** ") AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF KOTAK MAHINDRA BANK LIMITED BY " **PNBHFL** ", THE PROPERTY WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON **08.02.2024 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES**, FOR RECOVERY 1,25,03,001/- (**ONE CORE TWENTY FIVE LAKH THREE THOUSAND AND ONE ONLY**) AS OF **15.11.2018** ALONG WITH FUTURE INTEREST APPLICABLE FROM **16.11.2018** UNTIL PAYMENT IN FULL **WITH COST AND CHARGES UNDER THE**

LOAN ACCOUNT NO. HOU/BAN/0816/310959, DUE TO KMBL, SECURED CREDITOR **FROM MR.ASHWIN K C AND VIBRANT ECO FARM**. THE RESERVE PRICE WILL BE **RS.54,00,000/- (RUPEES FIFTY FOUR LAKH ONLY)** AND THE EARNEST MONEY DEPOSIT WILL BE **RS. 5,40,000/- (RUPEES FIVE LAKH FOURTY THOUSAND ONLY)** & LAST DATE OF SUBMISSION OF EMD WITH KYC IS **07.02.2024** UP TO 6:00 P.M. (IST.)

PROPERTY DISCRIPTION -

ALL THE PIECE AND PARCEL OF THE TUMAKURU CITY CORPORATION KHATHA NUMBER PROPERTY IN ITS KHATHA NO. 3345, SITE NO. 16- A BLOCK, MEASURING EAST WEST (NOTHERN SIDE) 20.42 METERS, EAST TO WEST(SOUTHERN SIDE) 19.89 METRES, NORTH SOUTH 13.72 METERS, SITUATED AT SY NO 4/441A/ AND 44/1A3, WARD NO. 32, SOUTHERN SIDE OF THE RING ROAD, BADDIHALLI, TUMKUR.

BOUNDED BY:

EAST: PRIVATE PROPERTY,

WEST: 15 METER ROAD,

NORTH: SITE NO. 15

SOUTH: SITE NO. 17

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**

**1. RESERVE PRICE
2. EMD OF THE PROPERTY
3. BID INCREMENT**

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| <p>1. Ashwin K C (BORROWER) 2. M/S Vibrant Eco Farm (CO-BORROWER) Through its partner Mr. Ashwin K C</p> <p>BOTH AT: No 45, 5th Cross, Temple Street Malleshwaram, Bangalore 560003. LOAN ACCOUNT NO. HOU/BAN/0816/310959</p> <p>TOTAL OUTSTANDING: RS 1,25,03,001/- (one core twenty five lakh three thousand and one only) as of 15.11.2018 until payment in full as</p> | <p>1) E-AUCTION DATE : 08.02.2024 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 :- 07.02.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: :- 02.02.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p> | <p>RS. 54,00,000/- (RUPEES FIFTY FOUR LAKH ONLY)</p> <p>EMD RS. 5,40,000/- (RUPEES FIVE LAKH FORTY THOUSAND ONLY)</p> <p>BID INCREMENT:RS. 25,000/- (Rupees Twenty Five Thousand Only)</p> |
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| <p>per crystallized debt by way of award with cost and other incidental charges.</p> | | |
| <p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT Bangalore OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR22017965 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN 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 PRIVATE TREATY, AT THE DISCRETION OF SECURED CREDITOR.</p> <p>KINDLY NOTE: 1% OF SALE CONSIDERATION SHALL BE PAYABLE TOWARDS TDS BY YOU IN FAVOUR OF BORROWER MR. ASHWIN K C , PAN: AVKPA0246R</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT TO MR. MURALI M R (+918792504468) (+91-9152219751), VIJAY KUMAR MENON (+919940572248) MR. RAJENDER DAHIYA (+91 8448264515) AND SRICHARAN(+919738931789).</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. <u>WWW.KOTAK.COM</u> AND/OR ON HTTPS://BANKAUCTIONS.IN/</p> <p>PLACE: Bangalore. DATE:-</p> <p style="text-align: right;">AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</p> | | |

