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5/3/24

Kotak Mahindra Bank

**Registered Post**

**Dated: 05.03.2024**

1. **MR. SANGEETH KUMAR M  
S/O MR. MOHAN**
2. **MR. MOHAN MANOHARAN  
S/O MR. MANOHARAN**

**BOTH AT:**

NO.144 4<sup>TH</sup> MAIN ROAD A L S NAGAR  
MANDAMBAKKAM, CHENNAI, TAMILNADU-600069  
**EMAIL:** [gzmusicschool@gmail.com](mailto:gzmusicschool@gmail.com)

**BOTH ALSO AT:**

PLOT NO.8, KAMATCHI NAGAR, KADAPERI  
VILLAGE, S NO.17/1NORTHERN PORTION,  
TAMBRAM SANITORIUM, KANCHIPURAM  
DISTRICT, CHENNAI,  
TAMILNADU 600047  
**EMAIL:** [gzmusicschool@gmail.com](mailto:gzmusicschool@gmail.com)

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to Demand Notice dated **08.04.2019** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. **HOU/OMR/0117/342791** wherein PNBHFL had called upon you to pay the dues of **Rs. 32,27,994.11/- (Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paise Only)** due and payable as on **08.04.2019** along with future interest applicable from **09.04.2019** 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

Kotak Mahindra Bank Ltd.  
CIN: L65110MH1985PLC038137  
7th Floor, Plot No.7  
Sector-125, Noida  
Uttar Pradesh - 201 313

T +91 120 6173761  
[www.kotak.com](http://www.kotak.com)

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



- 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 Authorized officer of PNBHFL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 10.09.2019 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 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) Rules, 2002. On the basis of report of valuer, Secured Asset was put on auction by KMBL on 09.01.2024 with the Reserve Price of Rs.34,00,000/- (Rupees Thirty Four Lakh Only). However the said auction failed for want of bidders.
  5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs. 30,60,000/- (Rupees Thirty Lakh Sixty Thousand Only) below which the said secured asset will not be sold and which sale will be on "as is where is", "as is what is basis" and "whatever there 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 the Bank 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) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "Whatever there is basis"**, unless we receive the entire outstanding amount i.e. **Rs. 32,27,994.11/-(Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paise Only)** as **08.04.2019** ALONG WITH FUTURE INTEREST APPLICABLE FROM **09.04.2019** 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.
  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	27.03.2024
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	26.03.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., #185, 2 <sup>nd</sup> Floor, Mount Road, Anna Salai, Chennai 600 006 (Land Mark :Citroen Car Showroom and Next to thousand lights Metro Railway station)





5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <a href="http://BANKAUCTIONS.IN/">HTTP://BANKAUCTIONS.IN/</a>
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8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 15 (Fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (Fifteen) 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.
10. The Borrower's attention is invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset.

**For Kotak Mahindra Bank Limited**

**Authorized Officer**



**ANNEXURE – “A”**

<b>Name of the Borrowers &amp; Account No.</b>	
NAME OF BORROWERS	1. MR. SANGEETH KUMAR M 2. MR. MOHAN MANOHARAN
LOAN ACCOUNT NO.	HOU/OMR/0117/342791
<b>Amount outstanding</b>	
Rs. 32,27,994.11/- (Rupees Thirty Two Lakh Twenty Seven Thousand Nine Hundred Ninety Four And Eleven Paise Only) as 08.04.2019 ALONG WITH FUTURE INTEREST APPLICABLE FROM 09.04.2019 until payment in full and other charges	
<b>Description of the Mortgaged property</b>	
ALL THAT PIECE AND PARCEL OF VACANT LAND, BEARING PLOT NO. 8 (NORTHERN PORTION), MEASURING AN EXTENT OF 1,200 SQUARE FEET, COMPRISED IN SURVEY NO.17/1, VIDE VIDE APPROVAL NO.MA.PA.MA.NA/2.NA. E.NO.49/72, SITUATED AT KADAPERI VILLAGE, KAMATCHI NAGAR, TAMBARAM TALUK, KANCHEEPURAM DISTRICT, WITHIN THE REGISTRATION DISTRICT OF CHENNAI-SOUTH AND SUB-REGISTRATION DISTRICT OF TAMBARAM AND TAMBARAM MUNICIPAL LIMIT.	
<b>BOUNDED ON THE:</b>	
NORTH: LAND OWNED BY RADHA AMMAL IN SURVEY NO.18. SOUTH: M.BHARATHI SOLD OUT PLOT. EAST: PLOT NO.9. WEST: 30 FEET WIDE ROAD.	
<b>MEASURING ON THE:</b>	
EAST TO WEST ON THE NORTHERN SIDE: 40 FEET; EAST TO WEST ON THE SOUTHERN : 40 FEET, NORTH TO SOUTH ON THE EASTERN SIDE: 30 FEET, NORTH TO SOUTH ON THE WESTERN SIDE: 30 FEET.	
<b>NAME OF THE MORTGAGOR:</b> MR. SANGEETH KUMAR M	
<b>Reserve Price Fixed (Rs.) &amp; EMD (Rs.)</b>	
RESERVE PRICE:	RS. 30,60,000/- (RUPEES THIRTY LAKH SIXTY THOUSAND ONLY)
EMD:	RS.3,06,000/- (RUPEES THREE LAKH SIX THOUSAND ONLY)



RL 1100950168 <110095>  
RL A RD005713771IN  
Counter No:1,(P-Code:001  
To:SAWDEETH,  
NAIRAS GPO, PIN:600001  
From:KOTAK MAHINDRA BANK LTD , MOIDA-201313  
Wt:40grams,  
PS:32.00, ,06/03/2024 ,09:37  
<<Track on www.indiapost.gov.in>>



RL 1100950168 <110095>  
RL A RD005713785IN  
Counter No:1,(P-Code:001  
To:SAWDEETH,  
NAIRAS GPO, PIN:600001  
From:KOTAK MAHINDRA BANK LTD , MOIDA-201313  
Wt:40grams,  
PS:32.00, ,06/03/2024 ,09:37  
<<Track on www.indiapost.gov.in>>



RL 1100950168 <110095>  
RL A RD005713799IN  
Counter No:1,(P-Code:001  
To:MAH,  
NAIRAS GPO, PIN:600001  
From:KOTAK MAHINDRA BANK LTD , MOIDA-201313  
Wt:40grams,  
PS:32.00, ,06/03/2024 ,09:37  
<<Track on www.indiapost.gov.in>>



RL 1100950168 <110095>  
RL A RD005713803IN  
Counter No:1,(P-Code:001  
To:MAH,  
NAIRAS GPO, PIN:600001  
From:KOTAK MAHINDRA BANK LTD , MOIDA-201313  
Wt:40grams,  
PS:32.00, ,06/03/2024 ,09:37  
<<Track on www.indiapost.gov.in>>

