

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 8 (6) 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) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTIES MORTGAGED/CHARGED TO THE SECURED CREDITOR , THE PHYSICAL POSSESSION OF PROPERTY NO 1 AND 2 HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **FORD CREDIT INDIA PVT LTD ON 08.05.2019 AND PHYSICAL POSSESSION OF PROPERTY NO 3 HAS BEEN TAKEN BY AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LTD ON 28.07.2023**, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ICICI Bank Limited, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF BANK’S DUES**.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

MOREFULLY DESCRIBED AS

PROPERTY NO 1: ALL THE PIECE AND PARCEL OF SITE BEARING NO 387, SITUATED IN KARNATAKA STATE HOUSING CO OPERATIVE HOUSING FEDRATION LAYOUT, 1ST PHASE FORMED BY VENDOR LYING WITHIN THE BOUNDARY OF SY NO 59/4, 59/6, 59/7,59/8,59/9,59/10, 59/11, 59/13, 60,61,62 (PORTION) 63/1,63/2F, 63/2G1,64 (PORTION),65/1A,65/1B, 65/2B, 65/2C, 66/2 AND 66/3 SITUATED AT ,CHUNCHANAKUPPE VILLAGE, THAVAREKERE HOBBLI, BENGALURU SOUTH TALUK, BANAGLORE DISTRICT WITHIN BMRD LIMITS MEASURING AND BOUNDED AS FALLOWS

MEASUREMENT: EAST TO WEST: 18 MTS

NORTH TO SOUTH: 5 MTRS. IN ALL 450 SQ MTS OR 4843 SQ FT.

BOUNDRIES: EAST BY ROAD, WEST BY SITE NO 385, NORTH BY PATHWAY, SOUTH BY SITE 386.

PROPERTY NO 2: OFFICE UNIT BEARING T 304 ON 3RD FLOOR MUNICIPAL NO.196-8 SITUATED IN THE BUILDING NO KNOWN AS SURAJ PLAZA CONSTRUCTED ON THE A SCHEDULE PROPERTY WITH 243 SQ FT SHARE, RIGHT, TITLE AND INTEREST IN THE LAND COMPRISED IN SCHEDULE “A” PROPERTY , WITH SUPER BUILDUP AREA OF 643 ST FT INCLUDING PLINTH AREA OF 525 SQ FT, INCLUDING THE SPECIFIC COVERED CAR PARKING AREA BEARING NO 5 IN THE BASEMENT FLOOR ALLOTTED TO THE UNIT TOGETHER WITH ALL COMMON AREA ATTRIBUTABLE THERETO WITH CERAMIC FLOORING AND RCC ROOF, SITUATED AT 25TH CROSS, 8TH ‘F’ MAIN, 3RD BLOCK, JAYANAGAR, BANGALORE.

BOUNDRIES: EAST : 8TH F MAIN ROAD, WEST: PROPERTY BEARING NO. 197; NORTH: PRIVATE PROPERTY; SOUTH: PROPERTY BEARING NO.217

PROPERTY NO 3:ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL PROPERTY BEARING THE LAND AND THE HOUSE THERON BEARING MUNICIPAL NO.14/1 (PREVIOUSLY THE NORTHERN PORTION OF THE COMPOSITE PROPERTY BEARING NO.14), SITUATED AT BULL TEMPLE ROAD, BASAVANAGUDI (SHANKARAPURAM), BENGALURU- 560 004, PID NO. 49-6-14/1, TOGETHER WITH THE RESIDENTIAL STRUCTURES COMPRISING OF GROUND AND FIRST FLOORS.

BOUNDED AS FOLLOWS:

EAST BY : PROPERTY BELONGING TO MR. M.K DATTARAJ AND MR. M.K RAMACHANDRA
 WEST BY : BULL TEMPLE ROAD;
 NORTH BY : PROPERTY BELONGING TO MR. M.K. RAMACHANDRA
 SOUTH BY : PROPERTY BEARING NO.14 BELONGING TO MR. M.P. SHYAM

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
<p>1.LATHANGI MOTORS PVT. LTD. (BORROWER) REPRESENTED BY ITS MANAGING DIRECTOR MR. M.P. VIKRAM SETTY AT: NO. 688, 100 FT RING ROAD, 15TH CROSS, JP NAGAR 2ND PHASE, BANGALORE – 560 078 KARNATAKA, INDIA</p> <p>1. MR. M.P VIKRAM SETTY (CO-BORROWER) S/O MR. M K PANDURANGA SETTY</p> <p>2. MRS. M.V. RAMAVATHI (CO-BORROWER) W/O MR. M.P VIKRAM SETTY</p> <p>3. MR. M.K. PANDURANGA SETTY (CO-BORROWER) S/O MR. MEDA KASTURIRANGA SETTY</p> <p>4. M/S WILWAY ENGINEERING AND (CO-BORROWER) CONSTRUCTION PVT. LTD.</p> <p>ALL AT: NO. 14, 'SRI RANGA', ASAVANAGUDI BULL TEMPLE ROAD, BANGALORE - 560 004 KARNATAKA, INDIA</p>	<p>1) E-AUCTION DATE : 22.02.2024 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 :- 21.02.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: :- 08.02.2024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>Property No 1: RS.63,00,000/- (RUPEES SIXTY THREE LAKH ONLY) EMDRS. 6,30,000/- (RUPEES SIX LAKH THIRTY THOUSAND ONLY)</p> <p>Property No 2: RS.66,00,000/- (RUPEES SIXTY SIX LAKH ONLY) EMD RS. 6,60,000/- (RUPEES SIX LAKH SIXTY THOUSAND ONLY)</p> <p>Property No 3 Rs.14,50,00,000/- (Fourteen Core Fifty Lakh only) EMD:1,45,00,000/- (Rupes One Crore Forty Five Lakh Only)</p>

LOAN NO. 011101

TOTAL OUTSTANDING:. of Rs. **28,55,07,635/-**
(Rupees Twenty Eight Core fifty five lakh seven thousand six hundred and thirty five only Only)
as on 8th January 2024, along with further interest @ 12.70% p.a, applicable from 9 January 2023 until payment in full as per crystallized debt by way of award with cost and other incidental charges.

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 RAR21213003 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

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.

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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAJENDER DAHIYA (+91 8448264515), MR. VIJAY KUMAR MENON (+919940572248) AND MURALI.M R (+91 8792504468) (+91-9152219751).**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK **[HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html)** PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. WWW.KOTAK.COM AND/OR ON **[HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)**

PLACE: Bangalore.
DATE:-

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED