

	Kotak Mahindra Bank Limited <small>Registered Office : 27 BKC, C 27, G Block, Bandra Complex, Bandra (E), Mumbai - 400 051, Corporate Identity No.L65110MH1985PLC038137, Branch Office,at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G.Road, Bangalore - 560 001</small>	APPENDIX-IV- A [REFER PROVISO TO RULE 8(6)]
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E-AUCTION SALE NOTICE FOR SALE IMMOVABLE PROPERTIES

E-Auction Cum Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 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 Properties/Property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Kotak Mahindra Bank Limited,(Secured Creditor/Kotak Mahindra Bank Limited) will be Sold on **“AS IS WHERE IS”, AS IS WHAT IS”** and **“WHATEVER THERE”** is on **06-04-2024** for recovery of Bank dues of **Rs. 7,50,59,212.38 (Rupees Seven Crore fifty Lakh Fifty Nine Thousand Two Hundred Twelve and Paise Thirty Eight Only)** as on **28-04-2023** due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from (1) M/s.NEBULA COMPUTERS, Flat No-B, Devakar Apartments, No-147, Luz Church Road Mylapore, Chennai-600004. (2) Mr.Elangkumaran, & 3) Mrs.E Uma Devi both at : Flat No.A-20, Fourth Floor, Ashok Tapasvi, Municipal Door No 9 (Old Door No.34), Lock Street, Kotturpuram, Chennai-600085 Also at : No.204, IInd Floor, Block-D, Silver Crown, S.No.210 (Old No.148/4) of Kudlu Village, Sarjapura Hobli, Anekal Taluk,Bangalore Dist, Bangalore 4)Mrs, Chitra M/s Nebula Computer, Flat No-B, Devakar Apartments, No-147, Luz Church Road, Mylapore, Chennai-600004 Also at: Mrs Chitra, W/o M Srinivasan, Block No II G2, 4/2 Sai Oaks, 19th Street, Velachery Chennai-600042.

Short description of Immovable Properties/Property with known encumbrances and certain terms of the sale:-

Loan Account No.	Name of the Borrower / Co-Borrower(s) /Guarantor (S)	Demand Notice Amount and Date	Reserve Price (RP)	EMD (10% of RP) and Last Date	Insp ecti on Date & Time	Date of Auc tion & Time	Total Out Standi ng	Know n Encu mbran ces, If Any,
Loan Account No. 413044 039324 & 413042 011107	(1) Mr.NEBULA COMPUTERS (2). Mr.Elan	₹. Rs.1,99,87,162.45 -/- (One crore Ninety Nine Lakhs Eighty Seven Thousand)	Item No. 1 - ₹. 1,17,00,00 (Rupees:	Item No.1 ₹ 11,70,00(Rupees Eleven Lakhs Sevent	On 25-03-2024 & 26-03-	On 06-04-2024 At 01.00	Rs. 7,50,59,212.38 (Rupees Seven Crore	Nil

(CRN 36145298 & 115584020)	gkumar an3) Mrs.E Uma Devi 4) Mrs, Chitra	One Hundred and Sixty Two and Forty Five Paise Only) as on 15/11/2017	One Crore Seven teen Lakhs Only) Item No 2 ₹. 68,13,000/- (Rupee s Sixty Eight lakhs Thirte n Thous and Only)	y Thous and Only) Item No.2 ₹. 6,81,300/- (Rupee s Six Eighty One Thous and Three hundr ed) On or before 05-04-2024 6:00P M	2024 From 11.30 A.M to 3.30 P.M	PM On wards	fifty Lakh Fifty Nine Thous and Two Hundr ed Twelv e and Paisa Thirty Eight Only) as on 28-04-2023
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Details of the Immovable Properties/Property	Item - I			
	Item No	Survey No	Extent Free Hold/Lease/ Hold	Areas (Acres)
	1	T.S Nos,12,13,15,16,17,18,20 &21	UDS 676.5 Sq.ft/16 Gr.294 Sq ft (As per Patta 16 Gr.183 Sqft) and Built-Up Area:1,035 Sqft.	Undivided Share of Land 676.5 Sqft (1.7483%) out of Total Extent 16 Grounds 294 Sqft (as per patta Ext:16 Grounds 183 Sqft (Vide patta C.A No 86/909 dated 26.06.1990 Issued by the Tashildhar mambalam Gunidy taluk) after the afore mentioned Gift of 19.8 Sq Mtrs 213 Sqft to the Corporation of chennai
LOCATION				

Flat No A-20 Fourth Floor, In "ASHOK TAPASVI" Municipal D.No 9 (Old D.No 34) Lock street, Kotturpuram , Chennai-600085 in Adyar Village situated within the limits of Adayar Division, Earlier in the Madras City Extended Area, Earlier Mars Corporation Division No 9 New Chennai Corporation Division No 38 Kotturpuram, in Block No 16, Mambalam Gunidy Taluk Chennai District and situated within the Sub-Registration District of (Previous) SRO, Saidapet and now SRO, Adyar and the Registration District of Chennai-South

BOUNDARIES:

North By : Property Formerly belonging to Mr.Dr Sundaraaj

South By : Formerly Varadapuram Road R.S No in Block No 18 Now Known as Lock street

East By: Land Formerly belonging to Mrs, Kamakshi Ammal & Mr.N Rajamannar, Falling in T.S No 11 & 19

West By : Property belonging to Dr Sundaraaj & Church in T.S No 14 & 22

Item - II

SCHEDULE A

All that piece and parcel of the converted property bearing Eastern Portion of Sy No 210 (Old No 148/4) of kudlu Village, Sarjapur Hobli, Anekal Taluk Bangalore District Bangalore in all Measuring 2 Acrs Out of 4 Acres equivalent to 87120 Sqft (Converted Vide official) Memorandum bearing No ALN (ASH) SR 205/2010-11 Dated 18/04/2011 (Issued by the Special Deputy Commissioner, Bangalore District, Bangalore) More fully described in the SCHEDULE herein under and hereinafter referred to as 'SCHEDULE A PROPERTY'

East By : Land bearing Sy No:211,212,&213

West By: Remaining portion of Land in Sy No 210

North By : Harlur Village Boundary

South By : Road

SCHEDULE B

(Description of the Undivided share, right title and interest of land conveyed to the PURCHASER)

An undivided share, right, title and interest of 596 SQFT of land out of the total extent of land described under Schedule A property above

SCHEDULE C

		<p align="center">(Description of the flat intended to be purchased by the PURCHASER)</p> <p>A Residential Apartment No 204 measuring 1464 sqft of super built up area with three Bed rooms, Hall, Dinning & Kitchan on SECOND FLOOR on BLOCK -D of the building known as "SILVER CROWN" Constructed in the Schedule A property with corridors, Staircase, Lift, Sump, Overhead Tanks, Ducts, Children Play Area, Community Hall & Gymnasium etc with proportionate share in other areas of common use with ONE CAR PARKING in the Basement/stilt Parking area with Designated parking Number as 204-D and Apartment bounded on:</p> <p>East By : OPEN SPACE West By : APT # 205 North By :CORRIDOR South By :OPEN SPACE</p> <p>Specification of the Building R.C.C Structure and Roofing Solid Brick, Wall, Verified titles and saal wood doorframes.</p>
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The Auction will be conducted online through the Bank's approved Service provider M/s C1 India Private Limited, at their web Portal www.bankeauctions.com.

The Authorised Officer shall have absolute discretion to cancel the e-auction at any point of time, without assigning any reason.

For detailed terms and conditions of E-Auction sale tender document containing online e-auction Bid Form, Declaration etc, Please refer to the link provided in www.bankeauctions.com & <https://auctions.kotak.com/properties/auction-notices/> or Contact Chandrashekhar D Patil (9980993715), Mr. Ramakrishnan , Mobile- (+91 9841123344), Mr. Karun B (+91 9686812683).

Date: 16-03-2024

Place: Chennai/ Bangalore

Authorised Officer