



Registered Post

Dated: 02-11-2021

1. **MR. G SHANMUGAM**
S/O MR. P GANAPATHY
NEW NO.13, OLD NO. 5, 1ST STREET SAROJINI NAGAR,
KOLATHUR, CHENNAI – 6000099
2. **MS. S. BHAWANI**
W/O MR. G SHANMUGAM
NEW NO.13, OLD NO. 5, 1ST STREET SAROJINI NAGAR,
KOLATHUR CHENNAI – 6000099.

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **29.07.2013** issued by **Kotak Mahindra Bank Limited** (hereinafter referred to as **"The Bank"**) 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. 5267407 wherein we had called upon you to pay the dues of **Rs. 36,90,447/- (Rupees Thirty Six Lakhs Ninety Thousand Four Hundred Forty Seven Only)** as of **29.07.2013** with further applicable interest from **30.07.2013** until payment in full (hereinafter referred as the **"Outstanding Amount"**) and payable by you all under the facilities granted by Citi Financial Consumer Finance Inida Limited (CCFIL) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
2. Citi Financial Consumer Finance Inida Limited has vide an assignment agreement dated 18.07.2012 (**"Assignment Agreement"**) has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited along with all its rights, title, interests, benefits in the facilities granted by CCFIL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, Kotak Mahindra Bank Ltd. 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. Kotak Mahindra Bank Ltd. has been subrogated in place of CCFIL and all right, title and interest of CCFIL in respect of Outstanding Amount is now vested with Kotak Mahindra Bank Ltd.
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 Kotak Mahindra Bank Ltd. has taken possession of the properties described herein below in Annexure "A" (and referred hereinafter as **"Secured Assets"**) in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 and 9 on 22-11-2013



4. 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 Kotak Mahindra Bank Limited 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 after a period of 30 days from the date of this notice **along with the existing encumbrances if any ' as is where is basis & As is what is basis & Whatever there is basis' ,** unless we receive the entire outstanding amount along with interest and other charges as demanded in our notice, within the statutory period of 30 (Thirty) 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.
5. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under:

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	14-12-2021
2	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
3	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., No : 185, 2nd floor, Mount Road, Anna Salai, Chennai -600006
4	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE https://bankauctions.in/

Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 8(6), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 (Thirty) days for sale of the said secured asset.

Post the expiration of the said 30 (Thirty) 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.

The Borrower's attention is invited to the Provisions of the subsection 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.)
<p>1. MR. G SHANMUGAM S/O MR. P GANAPATHY NEW NO.13, OLD NO. 5, 1ST STREET SAROJINI NAGAR, KOLATHUR CHENNAI – 6000099</p> <p>2. MS. S. BHAWANI W/O MR. G SHANMUGAM NEW NO.13, OLD NO. 5, 1ST STREET SAROJINI NAGAR, KOLATHUR CHENNAI – 6000099</p> <p>Loan No. 5267407</p>	<p>Rs. 70,24,331 /- as of 02-Nov-21 along with future interest applicable from 03- Nov-21 until payment in full</p>	<p>ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.3, NEW NO13, OLD DOOR NO.5, 1ST STREET, SAROJINI NAGAR, NO. 65, KOLATHUR VILLAGE, MEASURING 2838 SQ. FT LAND AND BUILDING COMPRESSED IN SURVEY NO. 86/4, IN THE LIMIT OF CHENNAI CORPORATION NORTHWEST PERAMBUR PURASAIWAKKAM TALUK, NORTH CHENNAI REGISTRATION DISTRICT, SEMBIUM SUB- REGISTRATION DISTRICT. PROPERTY BOUNDED AS: NORTH: SURVEY NO. 84/1 SOUTH: 20 FEET ROAD EAST: SURVEY NO. 85/1 WEST: PLOT NO. 2</p> <p>NAME OF THE MORTGAGOR: MR. G SHANMUGAM S/O MR. P GANAPATHY.</p>	<p>Reserve Price: Rs.1,03,00,000/- (Rupees One Crore Three Lakh Only)</p> <p>EMD: Rs. 10,30,000/- (Rupees Ten Lakh Thirty Thousand Only)</p>



RL 2013010120 <201301>
RL B RU213891893TH
Counter Nos:2, CP-Codes:2
To:G S,
CHENNAI, PIN:600099
From:KUTAK MAHINDRA BANK, MADRAS
Wt:30grams.
PS:27.00, 03/11/2021, 09:22
<<Track on www.indiapost.gov.in>>



RL 2013010120 <201301>
RL B RU213891907TH
Counter Nos:2, CP-Codes:2
To:S,
CHENNAI, PIN:600099
From:KUTAK MAHINDRA BANK, MADRAS
Wt:30grams.
PS:27.00, 03/11/2021, 09:22
<<Track on www.indiapost.gov.in>>

