

Speed Post**Dated: 01.10.2026****1. Mr. Satyanarayana N V Gopisetty
S/o Mr. Gangaraju Gopisetty****(Borrower)****2. Mrs. Satyavathi Gopisetty
W/o Mr. Naga Venkata Satyanarayana
Both At:****(Co-Borrower)****D.No.12-97, Harijana Peta,
Akividu, Akividu Village & Mandal,
West Godavari, Andhra Pradesh-534235****Both Also At:****D.No.10-217, Plot No.7, Kamadhenu,
Nagar-4, Velpur (G P), Tanuku(M),
West Godavar, Andhra Pradesh-534211**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **08.11.2022** issued by Piramal Capital & Housing Finance Limited (hereinafter referred to as "PCHFL") (formerly known as Dewan Housing Finance Limited) 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.06600002029 wherein PCHFL had called upon you to pay the dues of **Rs.29,33,022/-Rupees Twenty Nine Lakh Thirty Three Thousand Twenty Two Only** due and payable as on **27.10.2022** along with future interest applicable from **28.10.2022** until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by "PCHFL" within 60 days from the date of the said notice. You are since then failed and neglected to pay the amount as demanded.
2. 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 PCHFL has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 28.03.2023 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9.
3. PCHFL has vide an assignment agreement dated **27.12.2024 ("Assignment Agreement")** has assigned the debts due and payable by you in favour of the Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by the PCHFL with other incidental right thereto including the assignment of the said facility 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 become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with Bank.
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

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the basis of the report of the valuer, secured asset was put on auction by KMBL on 24.02.2026 with the Reserve Price of Rs.20,00,000/- (Rupees Twenty 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.18,00,000/- (Rupees Eighteen Lakh 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"** 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 the bank receives the entire outstanding amount i.e. **Rs.49,01,959/- (Rupees Forty Nine Lakh One Thousand Nine Hundred Fifty Nine Sixty Six Only)** outstanding as on **30.09.2026** with further interest applicable from **01.10.2026** 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 the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
7. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	22.10.2026
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	21.10.2026 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, 185, 2nd Floor, Mount Road, Anna Salai, Chennai-600 006 (Land Mark :MG Car Showroom and Next to thousand lights Metro Railway station)k
5	MODE OF AUCTION	E-auction through website https://www.bankeauctions.com

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 the addressee 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.

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11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Rajender Dhaiya (Mob No. +918448264515) & Mr. Vishal Adisheshan (Mob No +919941016600) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID– rard.customercare@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

For Kotak Mahindra Bank Limited



Authorized Officer

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ANNEXURE – “A”

Name of the Borrowers & Loan Account Nos.	
Name of the borrowers	1. Mr. Satyanarayana N V Gopisetty 2. Mrs. Satyavathi Gopisetty
Loan account nos.	06600002029
Amount outstanding	
Rs.49,01,959/- (Rupees Forty Nine Lakh One Thousand Nine Hundred Fifty Nine Sixty Six Only) outstanding as on 30.09.2026 with further interest applicable from 01.10.2026 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of Land and R.C.C Building, Door No.10-217, Plot No.7, “kamadhenu Nagar -4”, Approved layout plan vide No.164/2016, Velpur Village & Taluk, Velpur Gram Panchayath Area, Tanuku sabudi, Tanuku Mandal, Near The House of Jirati pallam, west Godavari District, measuring 145 sq.mt or 121.23 sq.mt together with structure thereon measuring 909 along with all easement rights, comprised in R.S No.105/6, pura Y.O-25tlu Land, R.S No. 105/5B, pura Y.O-54tlu, pura Y.O 17tlu Land on the east side, R.S No.105/7B pura Y.O-65tlu, the layout approved on 15-03.2016 under the number P.R.No.164/2016 bounded on the East: A 33- metre wide layout road A29- metre West: Plot No.39, Land A 29 North: Plot No.6, Land A 45 South : Plot No.8, Land Area A 45 in all measuring 145 sq.m or 121.23 sq.m., situated at Registration District of West Godavari, Sub Registrar District of Bhimavaram. Name of Mortgagor: Mr. Satyanarayana N V Gopisetty	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.18,00,000/- (Rupees Eighteen Lakh only)
EMD:	Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only)
List of Encumbrance (if any):	
Sale Deed No.85/2018 was attached by Civil court Case No.O.S 106/2021	



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