Kotak Mahindra Bank

Speed Post

Dated: 15.10.2026

1. **Mrs. Agnes Nancy A** **(Borrower)**
   W/o Mr. Abraham Stephen
   At:
   No. 51, Bhel Nagar, 4th Street, Manapakkam,
   Chennai-600125

   Also At:
   M/S Agnes traders
   No.1, Max Worth Nagar, Phase-III, Block- B,
   Kolapakkam, Chennai- 600122

2. **Mr. Abraham Stephen** **(Co-Borrower)**
   S/o Mr. Chelladurai
   Both At:
   No.35, Flat No.A-3, Anna Main Road, Indira Ultimate Flat,
   Kolpakkam, Chennai, Tamil Nadu- 600128

   Both Also At:
   Door No.6/30, Plot No.6 Part Agasthiyar Lane, Velayutham Street
   Radha Nagar Chrompet, Tamil Nadu- 600044

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **28.08.2017** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") 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. HOU/CHE/0216/268458 wherein PNBHFL had called upon you to pay the dues of **Rs.31,43,511/-Rupees Thirty One Lakh Forty Three Thousand Five Hundred Eleven Only)** due and payable as on **28.08.2017** along with future interest applicable from **29.08.2017** until payment in full **(hereinafter referred as the "Outstanding Amount")** and payable by you under the facilities granted by PNBHFL within 60 days from the date of the said notice. You are 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 referred to as "KMBL/The Bank") along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by the PNBHFL 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.

KOTAK MAHINDRA BANK LTD.

Serial Number: 503105072026F003728

Kotak Mahindra Bank Ltd.
CIN L65110MH1985PLC038137
Plot No.7, Sec. 125, Noida, District Gautam Budh Nagar, UP-201313. Extn no. 0120 6173062
www.kotak.bank.in
Registered Office: 27 BKC, C-27, 'G' Block, Bandra Kurla Complex, Bandra East, Mumbai-400 051, Maharashtra India.

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 KMBL has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset")** in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9 and in pursuance of order dated 13.06.2024 passed by Hon'ble Chief Judicial Magistrate, Chengalpat under section-14 of the said SARFAESI Act.

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 the report of the valuer, secured asset was put on auction by KMBL on 08.09.2026 with the Reserve Price of Rs.15,50,000/-(Rupees Fifteen Lakh Fifty Thousand 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.15,50,000/-(Rupees Fifteen Lakh Fifty 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"** 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.72,24,246/- (Rupees Seventy Two Lakh Twenty Four Thousand Two Hundred Forty Six Only)** outstanding as on **15.10.2026** with further interest applicable from **16.10.2026** 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	05.11.2026
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	04.11.2026 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-600006 (Landmark: MG Car Showroom and Next to thousand lights Metro Railway Station)

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KOTAK MAHINDRA BANK LTD.

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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.

11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Vishal Adisheshan (Mob No +919941016600)/Mr. Rajender Dahiya (Mob No. +918448264515) 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

Serial Number: 503105072026F003730

ANNEXURE – "A"

Name of the Borrowers & Loan Account Nos.	
Name of the borrowers	1. Mrs. Agnes Nancy A 2. Mr. Abraham Stephen
Loan account nos.	HOU/CHE/0216/268458

Amount outstanding

Rs.72,24,246/- (Rupees Seventy Two Lakh Twenty Four Thousand Two Hundred Forty Six Only) outstanding as on 15.10.2026 with further interest applicable from 16.10.2026 along with all cost, charges & expenses until payment in full.

Description of the Mortgaged property

All that piece and parcel of Land measuring an extent of 858sq.ft. together with a Residential Building thereon with Electricity Connection, bearing Plot No.6 (Part), Door No.6/30,Velayudham Street, Agasthiyar Lane, Chrompet, Chennai- 600044, comprised in Old Survey No.444/2 & 448, New Survey No.444/2-3 & 12 and Survey No.448/3 -4, as per S.L.R. Patta Old Survey No.448/3A1A2A (Part), Ward No. D, Block No.16, T.S. No.19, situated at Zameen Pallavaram Village, Tambaram Taluk, Kancheepuram District, together with all fixtures, fittings and Electrical installations including T.N.E.B. Deposit Service connection.
Property bounded as:
East: Property Belonging to Kanagasabapathy
West: Velayudham Street and Property Belonging To Mr. G.Varadhan
North: Property Belonging to Lake Canal
South: Plot No. 7
and situated within the Sub-Registration District of Pallavaram and Registration District of South-Chennai.

Name of the mortgagor: Mrs. Agnes Nancy A

Reserve Price (in INR) & EMD (in INR)

Reserve price:	Rs.15,50,000/- (Rupees Fifteen Lakh Fifty Thousand only)
EMD:	Rs.1,55,000/- (Rupees One Lakh Fifty Five Thousand Only)

List of Encumbrance (if any): Nil

KOTAK MAHINDRA BANK LTD.

Serial Number: 503105072026F003731

Kotak Mahindra Bank Ltd.
CIN L65110MH1985PLC038137
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