Kotak Mahindra Bank

Speed Post

Dated: 14.10.2026

1. **Mr. T Ramesh Kumar** **(Borrower)**
   S/o Mr. M Thangaraman

2. **Mr. M Thangaraman** **(Co-Borrower)**
   S/o Mr. Mayantivelar

3. **Mrs. T Padmavathy** **(Co-Borrower)**
   W/o Mr. M Thangaraman
   All At:
   Door No.3/194B and 3/194C,
   S.No.365/5, Vilachery Village,
   Madurai, Tamil Nadu-625006

   All Also At:
   No.3/98, Vellalar Street, Vilachery,
   Madurai, Tamil Nadu-625006

   All Also At:
   No.1/45, Joseph Nagar, Vilachery,
   Madurai, Tamil Nadu-625006

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **23.10.2024** issued by Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/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. NHL/MDU/0718/551847 wherein we had called upon you to pay the dues of **Rs.1,22,55,456/- (Rupees One Crore Twenty Two Lakh Fifty Five Thousand Four Hundred Fifty Six Only)** due and payable as on **23.10.2024** along with future interest applicable from **24.10.2024** until payment in full **(hereinafter referred as the "Outstanding Amount")** and payable by you under the facilities granted by PNB Housing Finance Limited (hereinafter referred to as "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 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. AUTHORISED SIGNATORY

Serial Number: 503105072026F003569

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 physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset")** on 08.06.2026 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 22.01.2026 passed by Hon'ble Chief Judicial Magistrate, Madurai 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) Rule, 2002 and on the basis of the report of the valuer, the Reserve Price of the secured asset is fixed at Rs.34,60,000/- (Rupees Thirty Four Lakh Sixty Thousand only).

5. 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 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 (thirty) days from the date of this notice along with the existing encumbrances if any on 'as is where is basis & As is what is basis & whatever there is basis', unless the bank receives the entire outstanding amount i.e., **Rs.98,89,727/- (Rupees Ninety Eight Lakh Eighty Nine Thousand Seven Hundred Twenty Seven Only)** outstanding as on **12.10.2026** with further interest applicable from **13.10.2026** until payment in full and other charges as demanded in the said demand notice, within the statutory period of 30 (thirty) 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.

6. The sale of the secured asset 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	27.11.2026
2	TIME OF AUCTION	11:00 A.M. to 12:00 P.M. with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	26.11.2026 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, 2nd Floor, 185, Anna Salai, Thousand lights, Chennai-600006
5	MODE OF AUCTION	E-auction through website :- https://www.bankeauctions.com

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

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8. 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.

9. 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.

10. Should you have any representation to be made in response to this notice, please mark the same to Suriya Periyasamy (Mob No. +919600222111)/ Vijay Kumar Menon (Mob No.+919940572248)/ Velmurugan Kathirvel (9884718338) 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: 503105072026F003571

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.

ANNEXURE – "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. T Ramesh Kumar 2. Mr. M Thangaraman 3. Mrs. T Padmavathy
Loan account no.	NHL/MDU/0718/551847

Amount outstanding

Rs.98,89,727/- (Rupees Ninety Eight Lakh Eighty Nine Thousand Seven Hundred Twenty Seven Only) outstanding as on 12.10.2026 with further interest applicable from 13.10.2026 along with all cost, charges & expenses until payment in full.

Description of the Mortgaged property

All that piece and parcel of the house building bearing Door Nos. 3/194-B and 3/194-C, admeasuring 5,032 sq. ft., comprised in S. Nos. 365/5 to an extent of 68 cents within the same the southern portion extent of 24¾ cents, situated at Vilachery Village, within the jurisdiction of Thirupparankundram Sub-Registration District and Madurai South Taluk, Madurai South Registration District.
Property bounded as:
North: 11 feet wide road belonging to Thangaraman and Panthalu Udaiyar
East: 18 feet wide South-North pathway
South: 3 feet wide common lane
West: Site belonging to Jiyavudeen and Thotta Thevar
And admeasuring East to West on the Northern Side by 141½ feet and Southern Side by 144 feet South to North on the Eastern Side by 33½ feet and Western side by 37 feet and total extent of 5,032 sq. ft., along with all usual amenities attached to the house building.

Name of the Mortgagor: Mr. M Thangaraman & Mrs. T Padmavathy

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

Reserve price:	Rs.34,60,000/- (Rupees Thirty Four Lakh Sixty Thousand Only)
EMD:	Rs.3,46,000/- (Rupees Three Lakh Forty Six Thousand Only)

List of Encumbrance (if any): NIL

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