



Kotak Mahindra Bank

BY RPAD/SPEEDPOST

SALE NOTICE

(Rule 6(2) / 8(6))

Date: 01-07-2022

To,

<p><b>1.M/s.Max Concorde Developers (Borrower)</b> No. 2231, 3rd Floor, Old No-16, 11th Main, 3rd Block East, Jayanagar, Bangalore - 560011</p>	<p><b>2. Mr. Jayaram H B (Guarantor)</b> No-31, Skanda, 16th Main, Balaji Layout, Padmanabhanagar, Bangalore - 560070 <b>Also At</b> No. 128, 13th Main Road, 29th Cross Road, Banashankari 2nd Stage, Bangalore- 560070. <b>Also At</b> No. 2231, 3rd Floor, Old No-16, 11th Main, 3rd Block East, Jayanagar, Bangalore - 560011</p>
<p><b>3. Late Mr. Guruswamy P Naidu (Guarantor)</b> Represented by legal heir <b>Mrs. P. Bhagyalakshmi</b> 11, Kathriguppe Main Rd, Opp. ITI Colony, Banashankari 3rd Stage, Bangalore - 560085.</p>	<p><b>4. Mr. Venkatesha C (Guarantor/Borrower)</b> No. 105-1, Puttappan Garden, Promod Layout, Pantharapalya, Bangalore - 560039 <b>Also At</b> No. 2231, 3rd Floor, Old No-16, 11th Main, 3rd Block East, Jayanagar, Bangalore - 560011</p>

Dear Sir,

Sub: Notice for Sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002.

1.The below mentioned movable/ immovable property(ies) mortgaged/charged in favour of Kotak Mahindra Bank Ltd. To secure the credit facilities availed by M/s. Max Concorde Developers & Mr. Venkatesha C, we have taken the possession of the movable/immovable property mentioned below on 01<sup>st</sup> Feb 2022.We also hereby inform you that we shall sell the below mentioned movable/immovable property through e-auction on 01<sup>st</sup> Aug 2022, which is after a period of 30 days from the date of the sale notice i.e., 01<sup>st</sup> July 2022 if the same is not redeemed by you by paying entire outstanding amount for which the details are mentioned below.

Kotak Mahindra Bank Ltd.

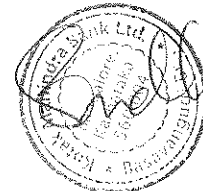
CIN: L65110MH1985PLC038137

No.60 Gandhi Bazar Main Road  
Basavangudi, Bangalore - 560 004  
Karnataka

T +91 080 67178930  
F +91 080 67178930  
www.kotak.com

Registered Office:

27 BKC, C 27, G Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051,  
Maharashtra, India.





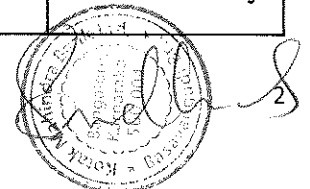
2. The details of Property, Reserve price, Amount outstanding are as under:

**DETAILS OF SALE**

Date of E-Auction	01-08-2022 at 11:00 AM to 1.00 p.m
Reserve Price for Immovable Property mentioned in below schedule	Rs. 1,57,80,000/- (Rupees One Crore Fifty Seven Lakhs and Eighty Thousand Only)
Earnest Money Deposit	Rs. 1,58,000/- (Rupees One Lakhs Fifty Eight Thousand Only)
Place of opening Tender	Kotak Mahindra Bank Limited, No. 60, Gandhi Bazar Main Road, Basavanagudi, Bangalore 560004
Last date for submitting the Bids	29-07-2022 on or before 3.00 p.m
Date of inspection and Time	25-07-2022 at 10.00 am to 3 .00 pm

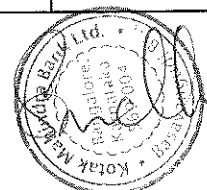
**SCHEDULE OF PROPERTY**

S. No	Descriptions of Properties	Date of Possession	Reserve Price	Date of publication of sale notice	Date of e-auction	Amount Outstanding as on 29-06-2022
1	Property No- 01 All that piece and parcel of immovable property being residentially converted vacant site bearing No.117, PID No.152900200401120 212, Katha No.188/100, 101, 102, 103/117, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at	01/02/2022	Rs. 31,20,000/- (Rupees Thirty One Lakh Twenty Thousand Only)	01-07-2022 In New Indian Express and Kannada Prabha	01-08-2022	Rs. 34,69,686.23/- (Rupees Thirty Four Lakhs Sixty Nine Thousand Six Hundred and Eighty Six and Twenty Three paise only) as on 29-06-2022 towards Max Concorde Developers and Rs. 52,51,966.81/- (Rupees Fifty Two lakhs Fifty



	<p>Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring East to West 60 feet, North to South 40 feet, in all measuring a total extent of 2,400 square feet. Boundary of the property:-Towards East : Site bearing Nos.92 &amp; 93;Towards West: Road; Towards North : Site bearing No.118; Towards South: Site bearing No.116</p>				<p>One Thousand Nine Hundred and Sixty Six and Eighty One Paisa only) as on 29-06-2022 towards Mr. C Venkatesha aggregating to Rs.87,21,653.0 4/- (Rupees Eighty Seven lakhs Twenty One Thousand Six Hundred Fifty Three and Four Paisa only) as on 29-06- 2022</p>
2	<p><b>Property No- 02</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.194, PID No.152900200401120 251, Katha No.264/100, 101, 102, 103/194, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring on the East by 77.10 feet, West by 75.9 feet, North by 40 feet, South by 40 feet, in all measuring a total</p>	01/02/20 22	Rs. 39,93,600/- (Rupees Thirty Nine Lakh Ninety Three Thousand and Six Hundred Only)	01-07- 2022 In New Indian Express and Kannada Prabha	01-08- 2022

	<p>extent of 3,072 square feet. Boundary of the property:- Towards East : Site bearing Nos.193; Towards West:Site bearing No.195;Towards North : Road; Towards South : Private property</p>				
3	<p><b>Property No- 03</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.211, PID No.152900200401100 431, Katha No.399/100, 101, 102, 103/211, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring on the East by 29.11 feet, West by 42.4 feet, North by 27.10 feet, South by 24.3 feet, in all measuring a total extent of 891 square feet. Boundary of the property:- Towards East : Private property; Towards West : Road; Towards North :Road; Towards South : Site bearing No.212</p>	01/02/2022	Rs. 12,02,850/- (Rupees Twelve Lakhs Two Thousand and Eight Hundred & Fifty Only)	01-07-2022 In New Indian Express and Kannada Prabha	01-08-2022



4	<p><b>Property No- 04</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.228, PID No.152900200401100 444, Katha No.402/100, 101, 102, 103/228, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring on the East by 60.1 feet, West by 60.1 feet, North by 19.4 feet, South by 25.11 feet, in all measuring a total extent of 1,356 square feet. Boundary of the property:- Towards East : Road; Towards West: Private property; Towards North : Site bearing No.227; Towards South : Site bearing No.229</p>	01/02/2022	Rs. 17,62,800/- (Rupees Seventeen Lakhs Sixty Two Thousand and Eight Hundred Only)	01-07-2022 In New Indian Express and Kannada Prabha	01-08-2022
5	<p><b>Property No- 05</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.230, PID No.152900200401100</p>	01/02/2022	Rs. 13,80,400/- (Rupees Thirteen Lakhs Eighty Thousand and Four Hundred Only)	01-07-2022 In New Indian Express and Kannada Prabha	01-08-2022



	<p>441, Katha No.404/100, 101, 102, 103/230, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring on the East by 34.11 feet, West by 26.9 feet, North by 30.4 feet, South by 34.8 feet, in all measuring a total extent of 986 square feet. Boundary of the property:- Towards East : Road; Towards West: Private property; Towards North : Site bearing No.229; Towards South: Road</p>				
6	<p><b>Property No- 06</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.233, PID No.152900200401100 440, Katha No.406/100, 101, 102, 103/233, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk,</p>	01/02/20 22	Rs. 20,35,800/- (Rupees Twenty Lakhs Thirty Five Thousand and Eight Hundred Only)	01-07- 2022 In New Indian Express and Kannada Prabha	01-08- 2022

Kotak Mahindra Bank Ltd.

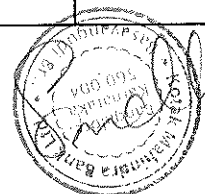
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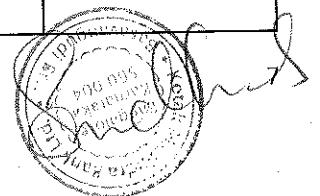
Registered Office:

27 BKC, C 27, G Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051,  
Maharashtra, India.





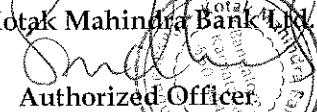
	Ramanagar District, measuring on the East by 47.7 feet, West by 27.9 feet, North by 40.1 feet, South by 44.8 feet, in all measuring a total extent of 1,508 square feet. Boundary of the property:-Towards East : Road; Towards West: Private property; Towards North : Site bearing No.229; Towards South : Road				
7	<b>Property No- 07</b> All that piece and parcel of immovable property being residentially converted vacant site bearing No.241, PID No.152900200401100 437, Katha No.408/100, 101, 102, 103/241, formed in Survey Nos.94/1, 94/2, 94/3, 94/4, 94/5, 61/6 and 62/3, situated at Vaderahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagar District, measuring on the East by 50.8 feet, West by 50.4 feet, North by 34.7 feet, South by 35.1 feet, in all measuring a total extent of 1,757 square feet. Boundary of the	01/02/2022	Rs. 22,84,100/- (Rupees Twenty Two Lakhs Eighty Four Thousand and One Hundred Only)	01-07-2022 In New Indian Express and Kannada Prabha	01-08-2022



property:- Towards East : Road; Towards West : Private property; Towards North : Site bearing No.240; Towards South : Private property. Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth.					
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3. The borrower(s)/guarantor(s)/security provider(s) are hereby requested to repay the said outstanding amounts within 30 days of this notice as per the provisions under the Rules 6, 8 and 9 of the Rules. If the borrower(s)/guarantor(s)/security provider(s) fails to repay the debts, the property mentioned herein above will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" (including encumbrances, if any,) by e-auction on 01<sup>st</sup> August 2022.

4. Please take note that under Section 13(8) of the Securities Act, borrower/guarantor(s)/security provider(s) can redeem secured assets by making the entire payment of the above said outstanding amount along with interest thereon till the date of payment, before the conclusion of the sale of above mentioned property on 01<sup>st</sup> August 2022.

For Kotak Mahindra Bank Ltd.  
  
Authorized Officer

Enclosure:

1. Copy of Sale notice published in Newspaper New Indian Express & Kannada Prabha dated 01/07/2022.