

ONLINE E – AUCTION SALE OF ASSET**KOTAK MAHINDRA BANK LIMITED**

REGISTERED OFFICE: 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE-400 051

BRANCH OFFICE: : MADHYA MARG 2ND FLOOR ,SCO 153-154-155 SECTOR -9C,CHANDIGARH 160009

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER ON 03.02.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY POONAWALLA HOUSING FINANCE LIMITED (PHFL) TO KOTAK MAHINDRA BANK, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF BANK’S DUES.**

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

POSTAL ADDRESS: KHASRA NO. 532/2, WAKIA- VILLAGE LOHARA, NEW SATGURU NAGAR, NEAR N.P. MODEL HIGH SCHOOL, LOHARA ROAD, LUDHIANA- 141001.

MORE PARTICULARLY DESCRIBED AS :- ALL THAT PIECE AND PARCEL OF PLOT ADMEASURING 68.33 SQ. YARDS UNDER KHATA NO 288/322, KHASRA NO.532/2,WAKIA- VILLAGE LOHARA, LOCALITY KNOWN AS LOHARA COLONY, LOHARA ROAD, TEHSIL & DIST_ LOHARA, LUDHIANA PIN 141001.

PROPERTY BOUNDED AS UNDER:

EAST: NEIGHBOUR; WEST: STREET; NORTH: NEIGHBOUR; SOUTH: NEIGHBOUR

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>MR. MANJESH PAL S/O. MR. SURESH PAL AT:- H NO 212 17, A1 ST NO 3 LAXMAN NAGAR , GAISPURA 33 FUTA ROAD, DHANDARI KALAN,141014</p> <p>ALSO AT:- KHASRA NO .532/2,WAKIA VILLAGE, LOHARA, NEW SATGURU NAGAR, NEAR N.P.MODEL HIGH SCHOOL, LOHARA ROAD, LUDHIANA PIN 141001</p> <p>MRS. SHASHI KANTI W/O. MR. SURESH PAL H NO 212 1 7, A 1 ST NO 3 LAXMAN NAGAR GAISPURA 33 FUTA ROAD DHANDARI KALAN,141014</p> <p>LOAN NO. HM0039H18100223</p> <p>TOTAL OUTSTANDING:. RS. 10,86,645/-(RUPEES TEN LAKH EIGHTY SIX THOUSAND SIX HUNDRED FORTY FIVE ONLY) AS OF 13.12.2022 ALONG WITH FUTURE INTEREST APPLICABLE FROM 14.12.2022 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 23.01.2023 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 20.01.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 13.01.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE: RS. 7,00,000/- (RUPEES SEVEN LAKH ONLY)</p> <p>EMD: RS. 70,000/- (RUPEES SEVENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF **"KOTAK MAHINDRA BANK LIMITED"** PAYABLE AT LUDHIANA OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR 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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AKSHIT SOLANKI (+91 7302111608), MR. RAVINDER GODARA (+91 9983999074), MR. NEERAJ KUMAR (+91 9716686150) & MR. RAJENDER DAHIYA (+91 8448264515)**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: LUDHIANA

DATE:.....

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**