



o/c
2410
16-7-24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 16.07.2024

1. **Mrs. Vedhavathi H B** (Borrower)
W/O Mr. Sharanabasappa T B
2. **Mr. Sharanabasappa T B** (Co-Borrower)
S/O Mr. Tulajappa Beradara
3. **M/s Shivakrupa Provision Store** (Co-Borrower)
Through its proprietor
Mr. Sharnabasappa T B
4. **M/S Life Style Beauty Parlor** (Co-Borrower)
Through its proprietor Mrs. Vedhavathi H B
At:
No. 01, Ramakrishna Road,
Ramakrishna layout, Hosakote town,
Bangalore- 562114

1 to 3 At:

Site No.32, Municipal Khatha No. 394-1/394-2,
Ward No. 05, Swami Vivekanandha Nagar,
Kasaba Hosakote town, Hosakote Taluk,
Bangalore Rural District, Near Hospital,
Bangalore-562114

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 02.01.2024 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. 601007510175157 wherein we had called upon you to pay the dues of Rs. 26,83,688/- (Rupees Twenty Six Lakh Eighty Three Thousand Six Hundred Eighty Eight Only) outstanding as on 02.01.2024 with further interest applicable from 03.01.2024 until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by Fullerton India Home Finance Company Limited (FIHFCL) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. FIHFCL has vide an assignment agreement dated **28.03.2023** ("**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 FIHFCL 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.

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

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





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 the Bank.

- 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"**) on 22.05.2024 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9.
- 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.38,00,000/- (Rupees Thirty Eight Lakh Only).
- 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.27,75,926/- (Rupees Twenty Seven Lakh Seventy Five Thousand Nine Hundred Twenty Six Only) outstanding as on 16.07.2024 with further interest applicable from 17.07.2024 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.
- 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	28.08.2024
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	27.08.2024 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, Kotak House, No.22, 2 nd Floor, M G Road, Bengaluru- 560001.
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/





Kotak Mahindra Bank

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.
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.

For Kotak Mahindra Bank Limited



Authorized Officer



ANNEXURE – “A”

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mrs. Vedhavathi H B 2. Mr. Sharanabasappa T B 3. M/S Shivakrupa Provision Store 4. M/S Life Style Beauty Parlor
Loan account no.	601007510175157
Amount outstanding	
Rs.27,75,926/- (Rupees Twenty Seven Lakh Seventy Five Thousand Nine Hundred Twenty Six Only) outstanding as on 16.07.2024 with further interest applicable from 17.07.2024 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All the piece and parcel of the property bearing no. 32, Municipal Khatha No. 394-1/394-2, situated at Vivekananda Nagara, Kasaba Hosakote town, Hosakote Taluk, Bangalore Rural District, Measuring East to West: 30 Feet, North to South: 46 Feet, in all 1380 Sq.ft. Bounded on: East by: Site No.31, West by: Site No.33, North by: 25 Feet road, South by: Site No.22	
Name of the mortgagor: Mrs. Vedhavathi H B	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only)
EMD:	Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only)



RL 2013010120 <201301>

RL A RL029059411IN

Counter No:1, CP-Code:CFER

To: LIFE STYLE,

BANGALORE CPD, PIN:560001

From: KOTAK MAHINDRA BANK LTD , MUMBAI

Wt:40grams,

PS:32.00, ,18/07/2024 ,10:37

<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>

RL A RL029059535IN

Counter No:1, CP-Code:CFER

To: SHRIKRIPA,

BANGALORE CPD, PIN:560001

From: KOTAK MAHINDRA BANK LTD , MUMBAI

Wt:40grams,

PS:32.00, ,18/07/2024 ,10:38

<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>

RL A RL029059650IN

Counter No:1, CP-Code:CFER

To: SHARADACHARMA,

BANGALORE CPD, PIN:560001

From: KOTAK MAHINDRA BANK LTD , MUMBAI

Wt:40grams,

PS:32.00, ,18/07/2024 ,10:38

<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>

RL A RL029059663IN

Counter No:1, CP-Code:CFER

To: MEDHAWATI,

BANGALORE CPD, PIN:560001

From: KOTAK MAHINDRA BANK LTD , MUMBAI

Wt:40grams,

PS:32.00, ,18/07/2024 ,10:38

<<Track on www.indiapost.gov.in>>

भारतीय डाक

