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24/5/24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 24.05.2024

1. **Mrs. Hemalata Rai**
W/O Mr. Arun Rai (Borrower)
 2. **Mrs. Uma Rai**
W/O Mr. Gagan Rai (Co-Borrower)
 3. **M/S Mahima Sadij**
Through Its Proprietor Mrs. Hemalata Rai (Co-Borrower)
At:
Jawahar Marg, Nagda Bus Stand,
Ujjain, Madhya Pradesh- 456335
 4. **Mr. Arun Kumar Rai**
S/O Mr. Gagan Rai (Co-Borrower)
1,2 & 4 At:
30 Behind Chemical Labour Colony,
Durgapura Nagda, Ujjain, Biriagram
Nagda, Madhya Pradesh- 456335
- All At:**
S.No. 1275 Situated at
Mohalla Durgapura, Tehsil,
Nagda, District Ujjain,
Madhya Pradesh- 456001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **08.08.2019** issued by Fullerton India Home Finance Company Limited (hereinafter referred to as "**FIHFCL**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account Nos. **601707510224194 & 601707210224188** wherein FIHFCL had called upon you to pay the dues of **Rs. 18,77,508.71/- (Rupees Eighteen Lakh Seventy Seven Thousand Five Hundred Eight and Seventy One Paise Only)** due and payable as on **06.08.2019** along with future interest applicable from **07.08.2019** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by 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 Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all its rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities 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

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CIN: L65110MH1985PLC038137
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Sector-125, Noida
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Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



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 the outstanding amount pertaining to above said account(s) is now vested with The Bank.

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 FIHFCL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 18.12.2019 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.
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 FIHFCL on 12.11.2021 with the Reserve Price of Rs.18,00,000/- (Rupees Eighteen Lakh 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. 9,50,000/- (Rupees Nine 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. 35,39,251/- (Rupees Thirty Five Lakh Thirty Nine Thousand Two Hundred Fifty One Only)** as of **23.05.2024** along with future interest applicable from **24.05.2024** 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 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	24.06.2024
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	21.06.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd. 5 th Floor Metro Tower A.B. Road Vijay Nagar Indore (MP) - 452010
5	MODE OF AUCTION	E-auction through website HTTP://BANKAUCTIONS.IN/





Kotak Mahindra Bank

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 also 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(s).

For Kotak Mahindra Bank Limited

Authorized Officer





ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mrs. Hemlata Rai 2. Mr. Arun Kumar Rai 3. Mrs. Uma Rai 4. M/S Mahima Sadiji
Loan account no.	601707510224194 & 601707210224188
Amount outstanding	
Rs.35,39,251/- (Rupees Thirty Five Lakh Thirty Nine Thousand Two Hundred Fifty One Only) as 23.05.2024 along with future interest applicable from 24.05.2024 until payment in full and other charges	
Description of the Mortgaged property	
All that piece and parcel of House part of diverted land Survey No. 1275 situated at Mohalla Durgapura Tehsil Nagda District Ujjain, Madhya Pradesh-456335 total area admeasuring 92.89 Sq.Mtr. Bounded as: East: Road West: Gali North: House of Mrs. Sajjan Bai South: Plot of Mr. Raju S/o Lalram	
Name of the mortgagor: Mrs. Uma Rai	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand only)
EMD:	Rs.95,000/- (Rupees Ninety Five Thousand only)



भारतीय डाक



RL 2013010120 <201301>
RL A RU22423205XUM
Counter Nos:1,CP-Code:CFER
To:HELATA,
ULJAIN HD, PIN:456001
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:47
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224233169IN
Counter Nos:1,CP-Code:CFER
To:HELATA,
NAGDA, PIN:456335
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:45
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224232177IN
Counter Nos:1,CP-Code:CFER
To:LMA,
ULJAIN HD, PIN:456001
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:47
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224233291IN
Counter Nos:1,CP-Code:CFER
To:LMA,
NAGDA, PIN:456335
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:45
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
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Counter Nos:1,CP-Code:CFER
To:MAHINDRA,
ULJAIN HD, PIN:456001
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:47
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224233172IN
Counter Nos:1,CP-Code:CFER
To:MAHINDRA,
ULJAIN HD, PIN:456001
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:45
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224233305IN
Counter Nos:1,CP-Code:CFER
To:ARUN,
ULJAIN HD, PIN:456001
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:47
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU224233420IN
Counter Nos:1,CP-Code:CFER
To:ARUN,
NAGDA, PIN:456335
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:40grams,
PS:32.00, ,27/05/2024 ,09:45
<<Track on www.indiapost.gov.in>>