

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:** KOTAK MAHINDRA BANK LTD PLOT NO. 7, 7TH FLOOR, SECTOR- 125, NOIDA, U.P- 201313**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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “KMBL”) ON 28.02.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO AS “FIHFC”) TO KOTAK MAHINDRA BANK LIMITED, 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

ALL THAT PIECE AND PARCEL OF PROPERTY HOUSE ADMEASURING EAST 35 FEET, WEST 35 FEET, NORTH 20 FEET, SOUTH 20 FEET,TOTAL AREA 700 SQ. FT. I.E 65 SQ. MT., HAVING 4 ROOMS, 2 LATRINE BATHROOM,STAIRS AT THE GROUND FLOOR AND 5 ROOMS, 2 LATRINE BATHROOM AT FIRST FLOOR,HAVING TOTAL COVERED AREA 1400 SQ. FT., BEARING ITS KHASRA NO. 466, SITUATED AT VILLAGE, RAWALI MAHDOOD, PARGANA JWALAPUR TEHSIL & DISTRICT HARIDWAR.BOUNDARIES: EAST: PLOT OF OTHER PERSON WEST: PLOT OF OTHER PERSON NORTH: PASSAGE 20 FEET WIDE: SOUTH: BY LAND OF OTHER PERSON.

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	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. MR. MANOJ KUMAR S/O MR. RAM NATH (BORROWER)</p> <p>2. MRS. RAJNI (CO-BORROWER) W/O MR. MANOJ KUMAR</p> <p>BOTH AT:</p> <p>FRIENDS COLONY, RAWLI MAHDOOD,OPPOSITE SHIVALIK HEIGHTS PUBLIC SCHOOL,HARIDWAR, UTTARKHAND-249401</p> <p>BOTH ALSO AT: KHASRA NO.446, GRAM RAWALI, MAHDOOD PARGANA, JWALAPUR TEHSIL & DISTRICT HARIDWAR-249401</p> <p>LOAN ACCOUNT NO. 611707210506925</p>	<p>1) E-AUCTION DATE :- 20.08.2024 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 : 19.08.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.)DATE OF INSPECTION:- 09.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 18,50,000/- (RUPEES EIGHTEEN LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS. 1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

TOTAL OUTSTANDING: RS.29,36,844/- (RUPEES TWENTY NINE LAKH THIRTY SIX THOUSAND EIGHT HUNDRED FORTY FOUR ONLY OUTSTANDING AS ON 22.05.2024 WITH FURTHER INTEREST APPLICABLE FROM 23.05.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.		
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **NOIDA** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22038353** AND IFSC CODE- KKBK0000631 , BRANCH KALINA 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 PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAHUL RAJAN (+91 8745077693), MR. AKSHIT SOLANKI (+91 7302111608) & MR. SOMESH SUNDRIYAL (+91 9910563402)**. BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.

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: HARIDWAR

DATE: 30.07.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**