



d/c  
Shio  
29-7-24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 29.07.2024

1. **Mr. Nabi Mohd**  
**S/o Mr. Lal Khan**  
**At:**

**(Borrower)**

M/S Rihan Enterprises  
Through its proprietor  
H.No.B-287, 1<sup>st</sup> Floor, Gali No.6,  
Nehru Vihar, Mushtafabad,  
New Delhi- 110094

2. **Mrs. Shabnam**  
**W/o Mr. Nabi Mohd**  
**Both At:**

**(Co- Borrower)**

A-208, Gali No.3, Ziyaddinpur  
Mushtafabad, New Delhi- 110094

**Both Also At:**

Flat No.303, Second Floor Rear Side  
With Roof Right, Plot No.A-8/2,  
DLF Ankur Vihar, Loni, Ghaziabad,  
Uttar Pradesh- 201102

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to Demand Notice dated **19.10.2021** 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 No. **609107210445407** wherein FIHFCL had called upon you to pay the dues of **Rs. 25,69,879.84/- (Rupees Twenty Five Lakh Sixty Nine Thousand Eight Hundred Seventy Nine and Eighty Four Paise Only)** due and payable as on **12.10.2021** along with future interest applicable from **13.10.2021** 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 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.

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.



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 the KMBL has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 24.01.2024 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 30.03.2022 passed by Hon'ble Additional District Magistrate, Ghaziabad under section-14 of the said SARFAESI Act.
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 KMBL on 22.03.2024 with the Reserve Price of Rs.15,00,000/- (Rupees Fifteen 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. 14,00,000/- (Rupees Fourteen Lakh 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. 32,52,028/- (Rupees Thirty Two Lakh Fifty Two Thousand and Twenty Eighty Only)** as of **29.07.2024** along with future interest applicable from **30.07.2024** 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	22.08.2024
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	21.08.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., <b>Plot No. 7, 7<sup>th</sup> Floor, Sector-125, Noida, Uttar Pradesh- 201313</b>
5	MODE OF AUCTION	E-auction through website <a href="http://BANKAUCTIONS.IN/">HTTP://BANKAUCTIONS.IN/</a>

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.





Kotak Mahindra Bank

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**



**Kotak Mahindra Bank Ltd.**  
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7  
Sector-125, Noida  
Uttar Pradesh - 201 313

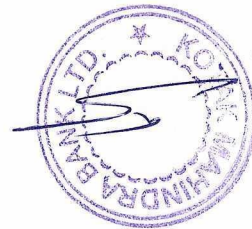
T +91 120 6173761  
[www.kotak.com](http://www.kotak.com)

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



**ANNEXURE - "A"**

<b>Name of the Borrowers &amp; Loan Account No.</b>	
Name of the borrowers	1. Mr. Nabi Mohd 2. Mrs. Shabnam
Loan account no.	609107210445407
<b>Amount outstanding</b>	
Rs. 32,52,028/- (Rupees Thirty Two Lakh Fifty Two Thousand and Twenty Eight Only) as of 29.07.2024 along with future interest applicable from 30.07.2024 until payment in full and other charges	
<b>Description of the Mortgaged property</b>	
All that piece and parcel of property bearing Flat No. 303, H.I.G Second Floor with Terrace/Roof rights, back side which consists of 1 drawing/dinning room, three bedroom, two toilet, one kitchen and one balcony are constructed, the total and covered area of which is 650 sq.ft i.e 60.38 sq.mtrs, situated in "Deep Apartment XIV"- Residential Plot No. A-8/2, D.L.F Ankur Vihar Village Loni, Pargana and Tehsil Loni, District Ghaziabad. The said Flat consists of 3 storeyed building (G+2). Bounded as: East : Passage West : Plot No.A-8/3 North : Other Property South : Road 9 Mtr.	
<b>Name of the mortgagor:</b> Mrs. Shabnam W/o Mr. Nabi Mohd	
<b>Reserve Price (in INR) &amp; EMD (in INR)</b>	
Reserve price:	Rs. 14,00,000/- (Rupees Fourteen Lakh only)
EMD:	Rs.1,40,000/- (Rupees One Lakh Forty Thousand Only)



SL 2013010120 (201301)  
RL A RL0740C0044TN  
Counter No:1,(P-Code:0F4R  
To:MAH NHD,  
B-1HI G-0, PIN:110006  
From:KOTAK MAHINDRA BANK LTD , NHD04  
Wt:40grams,  
PS:32.00, ,30/07/2014 ,09:19  
<<Track on www.indiapost.gov.in>>



SL 2013010120 (201301)  
RL A RL0740C0044TN  
Counter No:1,(P-Code:0F4R  
To:MAH NHD,  
B-1HI G-0, PIN:110006  
From:KOTAK MAHINDRA BANK LTD , NHD04  
Wt:40grams,  
PS:32.00, ,30/07/2014 ,09:19  
<<Track on www.indiapost.gov.in>>



SL 2013010120 (201301)  
RL A RL0740C0044TN  
Counter No:1,(P-Code:0F4R  
To:MAH NHD,  
GAZIANAGAR H O, PIN:201001  
From:KOTAK MAHINDRA BANK LTD , NHD04  
Wt:40grams,  
PS:32.00, ,30/07/2014 ,09:19  
<<Track on www.indiapost.gov.in>>



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