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23-7-24
Kotak Mahindra Bank

Registered/ Speed Post

Dated: 23.07.2024

1. **M/S Ruheeka Enterprises**
Through Its Proprietor **Mr. Angaluri Lakshmikanth** (Borrower)
2. **Mr. Angaluri Lakshminath** (Co-Borrower)
3. **Mrs. Prasadapu Geeta**
W/O **Mr. Angaluri lakshmikanth** (Co-Borrower)

All At:

H.No. 3-8-89/1 Chandrapuri Colony Road No.5,
L B Nagar, Hyderabad, Telangana- 500075

All Also At:

Flat No. 201 West Side Portion, 2nd Floor,
Aman Arcade, Municipal No. 1-8-153/1,
Plot No. 142/A, Prendergast Road,
Secunderabad-500003

All Also At:

Flat No. 202, East Side portion, 2nd Floor,
Aman Arcade, Municipal No. 1-8-153/1,
Plot No. 142/A, Prendergast Road,
Secunderabad-500003

All Also At:

H.No. 11-13-641/3, Haripuri Colony,
Near Allakapuri, L.B Nagar,
Saroor Nagar, Hyderabad -500074

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 13.01.2021 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. 400ZLT0103320692 wherein we had called upon you to pay the dues of Rs. 1,31,20,078/- (Rupees One Crore Thirty One Lakh Twenty Thousand and Seventy Eight Only) outstanding as on 13.01.2021 with further interest applicable from 14.01.2021 until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by Bajaj Housing Finance Limited (hereinafter referred to as "**BHFL**") within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. BHFL has vide an assignment agreement dated **30.03.2020** ("**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 BHFL 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

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

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

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Maharashtra, India.





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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 outstanding amount pertaining to above said account(s) is now vested with 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 the KMBL has taken physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 27.12.2023 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9 and in pursuance of order dated 08.09.2023 passed by Hon'ble XXII Additional Chief Metropolitan Magistrate, Secunderabad under section-14 of the said SARFAESI Act.
- 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.1,20,00,000/- (Rupees One Crore Twenty 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.1,69,84,781 -/- (Rupees One Crore Sixty Nine Lakh Eighty Four Thousand Seven Hundred and Eighty One Only) outstanding as on 23.07.2024 with further interest applicable from 24.07.2024 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	04.09.2024
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	03.09.2024 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd- #6-3-1109/1, 2 ND Floor, West Wing, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, Telangana-500082
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/

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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

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ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. M/S Ruheeka Enterprises 2. Mr. Angaluri Lakshminath 3. Mrs. Prasadapu Geeta
Loan account no.	400ZLT0103320692
Amount outstanding	
Rs.1,69,84,781/- (Rupees One Crore Sixty Nine Lakh Eighty Four Thousand Seven Hundred and Eighty One only) outstanding as on 23.07.2024 with further interest applicable from 24.07.2024 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
Property No.1	
All That Piece and Parcel of the western side portion of Flat bearing No. 201, assessed with New Municipal No. 1-8-153/1/201 on Second Floor in the building known as "Aman Arcade" in the premises bearing Municipal No. 1-8-153/1 on Plot No.142/A, undivided share of land 33 sq.yards or 27.58 sq.mtrs (out of 361 sq.yards) with a built up area of 1475 sq.feet (including common area) situated at Penderghast Road Secunderabad. Bounded as: East: Eastern Portion of Flat 202, West: Neighbours Property North: Neighbours Property South: Road	
Property No.2	
All that piece and parcel of the eastern side portion of Flat bearing No. 202, assessed with New Municipal No. 1-8-153/1/202 on Second Floor in the building known as "Aman Arcade" in the premises bearing Municipal No. 1-8-153/1 on Plot No. 142/A, undivided share of land 39 sq.yards or 32.6 sq.mtrs (out of 361 sq.yards) with a built up area of 1675 sq.feet (including common area) situated at Penderghast Road Secunderabad. Bounded as: East: Road West: Western Portion of Flat 202 North: Neighbours Property South: Road	
Name of the Mortgagor: Mrs. Geeta Prasadapu W/o Mr. Angaluri Lakshmikanth	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh Only)
EMD:	Rs. 12,00,000/- (Rupees Twelve Lakh Only)



M. 2013010120 <201301>
RL A RA024077830TH
Counter No:1, (P-Code:01ER
To:RAMEEKA,
HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
Wt:40grams,
PS:32.00, ,24/07/2024 ,09:07
<<Track on www.indiapost.gov.in>>



M. 2013010120 <201301>
RL A RA024078087TH
Counter No:1, (P-Code:01ER
To:RAMEEKA,
HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
Wt:40grams,
PS:32.00, ,24/07/2024 ,09:07
<<Track on www.indiapost.gov.in>>



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HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
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PS:32.00, ,24/07/2024 ,09:07
<<Track on www.indiapost.gov.in>>



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HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
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PS:32.00, ,24/07/2024 ,09:07
<<Track on www.indiapost.gov.in>>



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HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
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<<Track on www.indiapost.gov.in>>



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HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
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PS:32.00, ,24/07/2024 ,09:07
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From:KOTAK MAHINDRA BANK LTD , HUDA
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PS:32.00, ,24/07/2024 ,09:07
<<Track on www.indiapost.gov.in>>



M. 2013010120 <201301>
RL A RA024078101TH
Counter No:1, (P-Code:01ER
To:RAMEEKA,
HYDERABAD GPO, PIN:500001
From:KOTAK MAHINDRA BANK LTD , HUDA
Wt:40grams,
PS:32.00, ,24/07/2024 ,09:07
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