

**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,- 7<sup>TH</sup> FLOOR, PLOT NO.-7, SECTOR -125, NOIDA UTTAR PRADESH-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), CO-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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "FIHFCL") ON 26.06.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED LTD TO KOTAK MAHINDRA BANK, 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 BEARING COMMERCIAL SPACE NO. S E-120, HAVING SUPER AREA 504 SQ.FT I.E., 46.82 SQ.MTRS. APPROX. AT GROUND FLOOR IN "JAIPURIA SUNRISE GREENS" ON GROUP HOUSING PLOT NO. 12 A, SITUATED AT AHINSA KHAND, INDRAPURAM, TEHSIL & DISTRICT GHAZIABAD (U.P).

PLOT BOUNDED AS:

EAST: ROAD 150" WIDE

WEST: ROAD 80" WIDE

NORTH: ROAD 100" WIDE

SOUTH: ROAD 120" WIDE

| BORROWER/S & GUARANTOR/S NAME & ADDRESS  | 1.DATE & TIME OF E-AUCTION<br>2.LAST DATE OF SUBMISSION OF EMD<br>3.DATE & TIME OF THE PROPERTY INSPECTION | RESERVE PRICE<br>EMD OF THE PROPERTY<br>BID INCREMENT                                 |
|--|--|---|
| <b>1. MR. SANTOSH KUMAR GUPTA<br/>(BORROWER)<br/>S/O MR. RAM SWAROOP GUPTA</b>   | 1) E-AUCTION DATE :- 29.10.2024<br>BETWEEN 12:00 PM TO 1:00 PM<br>WITH UNLIMITED EXTENSION OF 5<br>MINUTES | RESERVE PRICE<br>RS. 13,00,000/- (RUPEES<br>THIRTEEN LAKH ONLY)                       |
| <b>2. MR. NITIN GUPTA<br/>(CO-BORROWER)<br/>S/O MR. SANTOSH KUMAR GUPTA</b>  | 2.) LAST DATE OF SUBMISSION OF<br>EMD WITH KYC IS:- 28.10.2024<br>UP TO 6:00 P.M. (IST.)                   | EMD: RS.1,30,000/-<br>(RUPEES ONE LAKH<br>THIRTY THOUSAND<br>ONLY)                    |
| <b>3. MRS. SHASHI GUPTA<br/>(CO-BORROWER)<br/>W/O MR. SANTOSH GUPTA<br/>ALL AT:<br/>C-174, G-3, RAMPRASTHA COLONY,<br/>GHAZIABAD, UTTAR PRADESH-201010</b> | 3.) DATE OF INSPECTION:-<br>23.10.2024. BETWEEN 11:00 AM<br>TO 4:00 PM (IST)                               | BID INCREMENT –<br>RS. 10,000/- (RUPEES<br>TEN THOUSAND ONLY)<br>& IN SUCH MULTIPLES. |
| <b>ALL ALSO AT:-<br/>SHOP NO.SE- 120, JAIPURIA SUN RISE</b>  |  |   |

GREENS, PLOT NO.12A, AHINSA KHAND  
INDIRAPURAM, GHAZIABAD  
UTTAR PRADESH-201014

LOAN ACCOUNT NO. 00016710009252

TOTAL OUTSTANDING: RS.80,28,864/- (RUPEES  
EIGHTY LAKH TWENTY EIGHT THOUSAND  
EIGHT HUNDRED AND SIXTY FOUR ONLY)  
OUTSTANDING AS ON 04.10.2024 WITH  
FURTHER INTEREST APPLICABLE FROM  
05.10.2024 ALONG WITH ALL COST, CHARGES  
& EXPENSES UNTIL PAYMENT IN FULL WITH  
COST AND CHARGES.

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 **RAR22018124** 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. AKSHIT SOLANKI (MOB NO. +917302111608) & MR. RAJENDER DAHIYA-(MOB NO +918448264515)**. **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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: GHAZIABAD**

**DATE: 09.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**