

**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,- 7TH FLOOR, PLOT NO. 7, SECTOR – 125, NR. DELL CAMPUS, 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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “THE BANK/KMBL”) ON 23.12.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED 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 BEARING FLAT NO.B-PH-3 ON PENTHOUSE FLOOR IN THE BUILDING KNOWN AS “SAFFRON SECTOR” IN SCOTTISH GARDEN, SUPER BUILT-UP AREA 2170 SQ.FT APPROX., SITUATED IN INDIRAPURAM, GHAZIABAD, UTTAR PRADESH- 201014

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><b>1. MR. BIPUL BANSAL (BORROWER) S/O MR. G.R BANSAL AT: ASIAN CARGO MOVERS THROUGH ITS PROPRIETOR F-302, ADITYA CHAMBER, PLOT NO. 11, SARITA VIHAR, COMMERCIAL COMPLEX, DELHI- 110092</b></p> <p><b>2. MRS. HARSHITA BANSAL (CO-BORROWER) W/O MR. BIPUL BANSAL AT: INDIAN CONTAINER SERVICE THROUGH ITS PROPRIETOR SHOP NO. 9, JAI AMBEY MARKET, UP BORDER, SAHIBABAD, GHAZIABAD, UTTAR PRADESH- 201005</b></p> <p><b>BOTH AT: C-54, GROUND FLOOR, VIVEK VIHAR, DELHI- 110095</b></p> <p><b>BOTH ALSO AT:</b></p>	<p>1) E-AUCTION DATE :- 05.03.2025 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: - 04.03.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 25.02.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.1,10,00,000/- (RUPEES ONE CRORE TEN LAKH ONLY)</p> <p>EMD: RS.11,00,000/- (RUPEES ELEVEN LAKH ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

B-PH-3, PENTHOUSE, SECTOR  
SAFFRON, SCOTTISH GARDEN  
INDIRAPURAM, GHAZIABAD,  
UTTAR PRADESH- 201014

LOAN ACCOUNT NO. 00016660007451

TOTAL OUTSTANDING: RS.60,78,397.84/-  
(RUPEES SIXTY LAKH SEVENTY EIGHT  
THOUSAND THREE HUNDRED NINETY SEVEN  
AND EIGHTY FOUR PAISA ONLY) OUTSTANDING  
AS ON 24.01.2025 WITH FURTHER INTEREST  
APPLICABLE FROM 25.01.2025 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 **RAR22018349** 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. SUMIT SINHA (MOB NO. +919667225900), MR. SOMESH SUNDARIYAL (MOB NO +917078699330) & MR. AKASH SAXENA (MOB NO.+918860001910). 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, UTTAR PRADESH**

**DATE: 28.01.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**