

**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, MADHYA MARG 2ND FLOOR ,SCO 153-154-155 SECTOR-9C, CHANDIGARH- 160009**

**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 CO-BORROWER (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 LTD** (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 22.03.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **FULLERTON INDIA HOME FINANCE COMPANY LTD** TO **KOTAK MAHINDRA BANK LTD**, 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 I.E SHOP SITUATED AT VILLAGE NANPUR KESHO, TEHSIL AND DISTRICT PATIALA AREA MEASURING 0-6.3/4 MARLAS I.E 210 SQ.YARDS, COMPRISED IN KHEWAT/KHATONI 35/68 KHASRA NO. 8//17/2(0-14), KITA 1, TOTAL AREA 0-14 MARLAS 9/28<sup>TH</sup> PORTION OUT OF 0-4-1/2 MARLAS AND KHEWAT/KHATONI NO. 27/44, KHASRA NO. 8//24/2/1(1-8), KITA 1, TOTAL AREA 1 KANAL 8 MARLAS OUT OF WHICH-2-1/4/28 0-2-1/4 MALRA, HENCE TOTAL PROPERTY COMES TO 0-6-3/4 MARLAS I.E. 210 SQ.YDS

PROPERTY BOUNDED AS:

EAST: LAND OF KARAMJIT SINGH SIDE 61.

WEST: LAND OF SANT SINGH SIDE 61

NORTH: LAND OF RAJBIR SINGH 31

SOUTH: ROAD SIDE 31

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. <b>MR. ISHWAR SINGH (BORROWER)</b> <b>S/O MR. AMARJEET SINGH</b></p> <p>2. <b>MRS. BHUPENDER KAUR (CO-BORROWER)</b> <b>W/O MR. AMARJEET SINGH</b></p> <p>3. <b>MR. AMARJIT SINGH (CO-BORROWER)</b> <b>S/O MR. RAKHA RAM</b></p> <p>4. <b>MRS. KARAMJIT KAUR (CO-BORROWER)</b> <b>W/O MR. ISHWAR SINGH</b> <b>ALL AT:</b> <b>H.NO.135, VILLAGE NANDPUR KESHO, TEHSIL &amp; DISTRICT PATIALA, PUNJAB-147001</b></p>	<p>1) E-AUCTION DATE :- 29.01.2025 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:- 28.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 27.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.8,25,000/- (RUPEES EIGHT LAKH TWENTY FIVE THOUSAND ONLY)</p> <p>EMD: RS.82,500/- (RUPEES EIGHTY TWO THOUSAND AND FIVE HUNDRED ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

LOAN ACCOUNT NO. 610239510992488

TOTAL OUTSTANDING: **RS.13,15,535/-**  
**(RUPEES THIRTEEN LAKH FIFTEEN THOUSAND FIVE HUNDRED AND THIRTY FIVE ONLY)** OUTSTANDING AS ON 26.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 25.12.2024 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 **LUDHIANA** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22038220** 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. NEERAJ J.K (+91 9716686150)**, **MRS. KANCHAN NARA (+91 9463227690)**. **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: LUDHIANA**

**DATE: 31.12.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**