



o/c  
S/o  
22-11-24  
Kotak Mahindra Bank

**Registered/Speed Post**

**Dated: 22.11.2024**

1. **Mr. Jaswant Singh** (Borrower)  
S/o Mr. Dilbagh Singh
2. **Mr. Dilbagh Singh** (Co-Borrower)  
S/o Mr. Kartar Singh
3. **Mrs. Charan Kaur** (Co-Borrower)  
W/o Mr. Dilbagh Singh  
All At:  
H.No.8 College Colony,  
Nawanshahar, Punjab- 144514

Dear Sir/Madam,

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

1. We refer to Demand Notice dated **22.05.2015** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") 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. 00246700001972 wherein PNBHFL had called upon you to pay the dues of **Rs. 33,86,104/- (Rupees Thirty Three Lakh Eighty Six Thousand One Hundred and Four Only)** outstanding as on **30.04.2015** with further interest applicable from **01.05.2015** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you under the facilities granted by PNBHFL within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. PNBHFL has vide an assignment agreement dated **04.03.2023** ("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 the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by PNBHFL 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 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 and all rights, title and interest in respect of outstanding amount pertaining to above said account is now vested with Bank.
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 Bank has taken physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as "**Secured Asset**") on 28.08.2024 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 08.10.2015 passed by Hon'ble District Magistrate, Shaheed Bhagat Singh Nagar under section 14 of the said SARFAESI Act.

Kotak Mahindra Bank Ltd.  
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7, Sector-125 T +91 12 06173761  
Noida, Uttar Pradesh - 201 313. www.kotak.com

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





## Kotak Mahindra Bank

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) Rule, 2002 and on the basis of the report of the valuer, the Reserve Price of the secured asset is fixed at Rs.65,00,000/- (Rupees Sixty Five Lakh Only).
5. 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. 93,00,203/- (Rupees Ninety Three Lakh Two Hundred Three Only)** outstanding as on **18.11.2024** with further interest applicable from **19.11.2024** 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.
6. 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	09.01.2025
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	08.01.2025 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd,- S.C.O 120, 6th Floor, Feroze Gandhi Market, Ferozpur Road, Bhai Wala Chowk, Ludhiana- 141 001
5	MODE OF AUCTION	E-auction through website <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a>

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.





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10. Should you have any representation to be made in response to this notice, please mark the same to Mr. Neeraj J.K (Mob.No.+919716686150) & Mrs. Kanchan Nara (Mob No.+919463227690) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID– [rard.customer@kotak.com](mailto:rard.customer@kotak.com) only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

**For Kotak Mahindra Bank Limited**



**Authorized Officer**

**CC to:**

**1. Mr. Nashater Pal**

**S/o Mr. Sansar Chand**

**At:**

Nai Abadi, Nawanshahar,  
Punjab- 144514

**2. Mr. Ujaggar Singh**

**S/o Mr. Mehar Singh**

**At:**

Village Rane Wal,  
Nawanshahar, Punjab- 144514



**ANNEXURE - "A"**

<b>Name of the Borrowers &amp; Loan Account No.</b>	
Name of the borrowers	1. Mr. Jaswant Singh 2. Mr. Dilbagh Singh 3. Mrs. Charan Kaur
Loan account no.	00246700001972
<b>Amount outstanding</b>	
Rs.93,00,203 /- (Rupees Ninety Three Lakh Two Hundred Three Only) outstanding as on 18.11.2024 with further interest applicable from 19.11.2024 along with all cost, charges & expenses until payment in full.	
<b>Description of the Mortgaged property</b>	
All that piece and parcel of house measuring 33 Marlas, Khasra No.49//21/8, 77//1/3/1 situated at village Kariam, Tehsil & District Nawansheshar, Punjab- 144514 vide Document No.3811, Dated 10.01.1978 Registered at the Office of Sub-Registrar, Nawansheshar in the name of Sh. Dilbagh Singh S/o Sh. Kartar Singh,	
<b>Name of the mortgagor:</b> Mr. Dilbagh S/o Mr. Kartar Singh	
<b>Reserve Price (in INR) &amp; EMD (in INR)</b>	
Reserve price:	Rs.65,00,000/- (Rupees Sixty Five Lakh Only)
EMD:	Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand Only)

List of Encumbrance (if any):-  
Nil. However, one RSA bearing No.2462 of 2024 titled as Smt. Paramjit Kaur vs PNB Housing Finance Limited & Ors. is pending before the Punjab & Haryana High Court.



भारतीय डाक



RL 2013010120 <201301>  
RL A RUI32569944IN  
Counter No:1,OP-Code:OPER  
To:NASHATER PAL,  
NAWANSHAHAR, PIN:144514  
From:KOTAK MAHINDRA BANK LTD , NOIDA  
Wt:40grams,  
PS:32.00, ,23/11/2024 ,09:02  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

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भारतीय डाक



RL 2013010120 <201301>  
RL A RUI32570704IN  
Counter No:1,OP-Code:OPER  
To:DILBAGH,  
NAWANSHAHAR, PIN:144514  
From:KOTAK MAHINDRA BANK LTD , NOIDA  
Wt:40grams,  
SS:32.00, ,23/11/2024 ,09:08  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 2013010120 <201301>  
RL A RUI32570718IN  
Counter No:1,OP-Code:OPER  
To:DILBAGH,  
NAWANSHAHAR, PIN:144514  
From:KOTAK MAHINDRA BANK LTD , NOIDA  
Wt:40grams,  
SS:32.00, ,23/11/2024 ,09:08  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 2013010120 <201301>  
RL A RUI32570580IN  
Counter No:1,OP-Code:OPER  
To:CHARAN,  
NAWANSHAHAR, PIN:144514  
From:KOTAK MAHINDRA BANK LTD , NOIDA  
Wt:40grams,  
SS:32.00, ,23/11/2024 ,09:08  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 2013010120 <201301>  
RL A RUI32570196IN  
Counter No:1,OP-Code:OPER  
To:LUAGGAR,  
NAWANSHAHAR, PIN:144514  
From:KOTAK MAHINDRA BANK LTD , NOIDA  
Wt:40grams,  
PS:32.00, ,23/11/2024 ,09:02  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>