

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,- S.C.O 120, 6TH FLOOR, FEROZE GANDHI MARKET, FEROZEPUR ROAD, BHAI WALA CHOWK, LUDHIANA- 141 001****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 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/SECURED CREDITOR**”) ON 28.08.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED 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 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, NAWANSHASHAR IN THE NAME OF SH. DILBAGH SINGH S/O SH. KARTAR SINGH.

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. MR. JASWANT SINGH (BORROWER) S/O MR. DILBAGH SINGH</p> <p>2. MR. DILBAGH SINGH (CO-BORROWER) S/O MR. KARTAR SINGH</p> <p>3. MRS. CHARAN KAUR (CO-BORROWER) W/O MR. DILBAGH SINGH</p> <p>ALL AT: H.NO.8 COLLEGE COLONY, NAWANSHAHAR, PUNJAB- 144514</p> <p>4. MR. NASHATER PAL S/O MR. SANSAR CHAND</p> <p>AT:</p>	<p>1) E-AUCTION DATE :- 09.01.2025 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:- 08.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 07.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 65,00,000/- (RUPEES SIXTY FIVE LAKH ONLY)</p> <p>EMD: RS.6,50,000/- (RUPEES SIX LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

NAI ABADI, NAWANSHAHAR,
PUNJAB- 144514

**5. MR. UJAGGAR SINGH
S/O MR. MEHAR SINGH**

AT:
VILLAGE RANE WAL,
NAWANSHAHAR, PUNJAB- 144514

LOAN ACCOUNT NO. **00246700001972**

TOTAL OUTSTANDING: **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 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 **RAR22016453** 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 (MOB.NO. +919716686150) & MRS. KANCHAN NARA (MOB NO. +919463227690)**. **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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: NAWANSHESHAR, PUNJAB

DATE: 26.11.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

