



SHD
7/2/25

o/c

Kotak Mahindra Bank

Registered/Speed Post

Dated: 07.02.2025

1. **Mr. Suresh Babasaheb Bhagyawant**
S/o Mr. Babasaheb Bhagyawant

(Borrower)

2. **Mrs. Chhaya Suresh Bhagyawant**
W/o Mr. Suresh Babasaheb Bhagyawant

(Co- Borrower)

At:

22 Jogeshwari, Gangapur, Aurangabad,
Maharashtra- 431133

Both At:

Near Maruti Mandir, Jogeshwari
Post- Waluj, Taluka & District Aurangabad,
Maharashtra – 431133

Both Also At:

Plot No.15, Gut No.74 (PT), Karodi,
Taluka & District Aurangabad- 431133

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **12.12.2022** issued by Kotak Mahindra Bank Limited (hereinafter referred to as **"The Bank/KMBL"**) 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. HL/0210/H/14/100107 wherein we had called upon you to pay the dues of **Rs.16,87,338/- (Rupees Sixteen Lakh Eighty Seven Thousand Three Hundred and Thirty Eight Only)** outstanding as on **12.12.2020** with further interest applicable from **13.12.2020** until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by Magma Housing Finance Limited (subsequently known as Poonawalla Housing Finance Limited (hereinafter referred to as "PHFL") now known as Grihum Housing Finance Limited) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. PHFL has vide an assignment agreement dated **23.03.2022** (**"Assignment Agreement"**) has assigned the debts due and payable by you in favour of the Bank along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by PHFL 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(s) and all

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

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

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



rights, title and interest in respect of outstanding amount pertaining to above said account(s) 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 the Bank has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 23.01.2025 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9.
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.10,00,000/- (Rupees Ten 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.19,83,677/- (Rupees Nineteen Lakh Eighty Three Thousand Six Hundred and Seventy Seven Only)** outstanding as on **06.02.2025** with further interest applicable from **07.02.2025** 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	18.03.2025
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	17.03.2025 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd,- ABC-EAST Complex 1 st floor, Opp. Prozon Mall, Chikalthana MIDC, Chatrapati, Sambhajinagar, (Aurangabad)- 431006
5	MODE OF AUCTION	E-auction through website <u>HTTPS://BANKAUCTIONS.IN/</u>





Kotak Mahindra Bank

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.
10. Should you have any representation to be made in response to this notice, please mark the same to Mr. Amol Kurungal (Mob No. +919604212064) & Mr. Agnel Pillai (Mob No+918976929685) & Mr. Sanjay Chavan (Mob No. +918655312059) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh - 201313, E-mail ID-rard.customercare@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:

**Mr. Dnyaneshwar Radhakrushna Warkar
S/o Mr. Radhakrushna Warakar**

(Guarantor)

At:

Trimurti Nagar, Ranjangaon Shenpun Ji
T. Gangapur, Ranjangaon (S), Aurangabad,
Ghanegaon, Maharashtra- 431136



ANNEXURE – “A”

Name of the Borrowers, & Loan Account No.	
Name of the borrowers	1. Mr. Suresh Babasaheb Bhagyawant 2. Mrs. Chhaya Suresh Bhagyawant
Loan account no.	HL/0210/H/14/100107
Amount outstanding	
Rs.19,83,677/- (Rupees Nineteen Lakh Eighty Three Thousand Six Hundred and Seventy Seven Only) outstanding as on 06.02.2025 with further interest applicable from 07.02.2025 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of Plot No.15 admeasuring Plot area 210.27 sq.mtrs situated at Gut No.74 situated at Village Karodi, Aurangabad- 431133. Property bounded as: Towards East: 7.5 Mtrs road Towards West: Plot No. 24 Towards South: open space Towards north: Plot no. 16 Name of the mortgagor: Mr. Suresh bababsaheb Bhagyawant	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.10,00,000/- (Rupees Ten Lakh Only)
EMD:	Rs.1,00,000/- (Rupees One Lakh Only)
List of Encumbrance (if any): Nil	



India Post
डाक सेवा - जन सेवा

RL 1100510164 <110051>
RL A QD000666085IN
Counter No:1,OP-Code:1
To:SURESH,
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:55
<<Track on www.indiapost.gov.in>>



India Post
डाक सेवा - जन सेवा

RL 1100510164 <110051>
RL A QD000665938IN
Counter No:1,OP-Code:1
To:SURESH, CHHAYA
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:55
<<Track on www.indiapost.gov.in>>



RL 1100510164 <110051>
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Counter No:1,OP-Code:1
To:SURESH,
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:55
<<Track on www.indiapost.gov.in>>



RL 1100510164 <110051>
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Counter No:1,OP-Code:1
To:CHHAYA,
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:56
<<Track on www.indiapost.gov.in>>



RL 1100510164 <110051>
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Counter No:1,OP-Code:1
To:SURESH, DNYANESHWAR
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:55
<<Track on www.indiapost.gov.in>>



RL 1100510164 <110051>
RL A QD000665924IN
Counter No:1,OP-Code:1
To:CHHAYA,
MAHARASHTRA, PIN:431133
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,

Amt:32.00 ,08/02/2025 ,12:56
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