

**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 LIMITED- 7TH FLOOR, PLOT NO. 7, SECTOR-125, NOIDA UP-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) 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 LIMITED (HEREINAFTER REFERRED TO AS “KMBL”) ON 29.11.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY CITIFINANCIAL CONSUMER FINANCE INDIA 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 THE ENTIRE GROUND FLOOR IN THE PROPERTY BEARING NO. A-14, NEW FRIENDS COLONY, NEW DELHI, CONSTRUCTED ON PLOT ADMEASURING 549.86 SQ.YARDS. ALONGWITH 1/5<sup>TH</sup> UNDIVIDED SHARE/RIGHTS IN THE LAND UNDERNEATH ALONGWITH ONE SET OF SERVANT QUARTERS CONSTRUCTED ON THE ROOF ALONGWITH ENTIRE ROOF RIGHTS WITH THE RIGHT OF USAGE OF THE COMMON FACILITIES.

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. NARENDER KUMAR ARORA (BORROWER) S/O LATE RAM KUMAR ARORA</b></p> <p><b>2. MRS. BANI ARORA (CO-BORROWER) W/O MR. NARENDER KUMAR ARORA</b></p> <p><b>3. MR. KUNAL ARORA (CO-BORROWER) S/O MR. NARENDER KUMAR ARORA</b></p> <p><b>ALL AT: A-14, GROUND FLOOR, NEW FRIENDS COLONY, NEW DELHI-110025</b></p>	<p>1) E-AUCTION DATE :- 28.02.2025 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:- 27.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 11.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.5,25,00,000/- (RUPEES FIVE CRORE TWENTY FIVE LAKH ONLY)</p> <p>EMD: RS.52,50,000/- (RUPEES FIFTY TWO LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 1,00,000/- (RUPEES ONE LAKH ONLY) &amp; IN SUCH MULTIPLES.</p>

**ALL ALSO AT:**  
E-5, MASJID MOTH, GREATER  
KAILASH-III, NEW DELHI-110048

**ALL ALSO AT:**  
M/S TAJ CONSULTANCY SERVICES,  
A-14 BASEMENT,  
NEW FRIENDS COLONY,  
NEW DELHI-110025

**ALL ALSO AT:**  
B-13, GREATER KAILASH  
ENCLAVE-II, NEW DELHI-110048

**ALL ALSO AT:**  
SAI VILLA, SECOND FLOOR, HOTEL  
TAJ INN, DR. RAM SWARUP  
COLONY, TAJ BANQUETS,  
CIVIL LINES, MORADABAD,  
UTTAR PRADESH- 244001

LOAN ACCOUNT NO. 14511038 & 14511110

TOTAL OUTSTANDING: **RS.4,78,87,487.09/-**  
**(RUPEES FOUR CRORE SEVENTY EIGHT**  
**LAKH EIGHTY SEVEN THOUSAND FOUR**  
**HUNDRED EIGHTY SEVEN AND NINE PAISA**  
**ONLY)** OUTSTANDING AS ON 17.01.2025  
WITH FURTHER INTEREST APPLICABLE  
FROM 18.01.2025 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 **RAR497006** 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. NAKUL GUPTA (MOB NO. +918700867857) & MR. SOMESH SUNDARIYAL**

**(MOB NO +917078699330). 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: DELHI NCR**

**DATE: 23.01.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**