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16/1/25

Kotak Mahindra Bank

Registered/Speed Post

Dated: 16.01.2025

1. **Mr. Naveen Kumar Shrivastava** (Borrower)
S/o Mr. Ramesh Chandra Shrivastva

2. **Mr. Ramesh Chandra Shrivastva** (Co-Borrower)
S/o Late B. S Shrivastva

Both At:
Flat No.09, MIG A- Block,
PCMS, Peoples Campus Group,
Bhopal, Madhya Pradesh-462003

Both Also At:
House No. D-512, GF, Highland Space- Type-D,
Aakriti Highlands, Patwari Halka No.27/38,
Village Phanda, Indore- Bhopal Expressway,
Bhopal, Madhya-Pradesh- 462001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **08.03.2017** issued by PNB Housing Finance Limited (hereinafter referred to as "**PNBHFL**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**SARFAESI Act**"), related to Loan Account No. HOU/BHO/0415/218111 wherein PNBHFL had called upon you to pay the dues of **Rs. 13,00,281/- (Rupees Thirteen Lakh Two Hundred and Eighty One Only)** due and payable as on **01.03.2017** along with future interest applicable from **02.03.2017** until payment in full (hereinafter referred as the "**Outstanding Amount**") and payable by you all 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 called KMBL/The Bank) along with all its rights, title, interests, benefits in the facilities granted by PNBHFL with other incidental right thereto including the assignment of the said facilities 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 rights, title and interest in respect of the outstanding amount pertaining to above said account(s) is now vested with The Bank.

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7, Sector-125, Noida, Uttar Pradesh - 201 313. +91 0120 6173761 www.kotak.com

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



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 PNBHFL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 14.09.2017 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rules 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) Rules, 2002 and on the basis of report of valuer, auction of Secured Asset as mentioned in Annexure "A" was conducted on various occasions and lastly on 25.02.2021 with the Reserve Price of Rs.13,64,000/- (Rupees Thirteen Lakh Sixty Four Thousand Only). However, they all failed for want of bidders.
5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs.10,80,000/- (Rupees Ten Lakh Eighty Thousand Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.
6. 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 as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs.28,13,876/- (Rupees Twenty Eight Lakh Thirteen Thousand Eight Hundred and Seventy Six Only)** as of **16.01.2025** along with future interest applicable from **17.01.2025** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen 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.
7. 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	27.02.2025
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	26.02.2025 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., 7th Floor, Plot No.-7, Sector -125, Noida, Uttar Pradesh-201313
5	MODE OF AUCTION	E-auction through website HTTP://BANKAUCTIONS.IN/





Kotak Mahindra Bank

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (fifteen) 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.
10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).
11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Sumit Sinha (Mob No. +919667225900) & Mr. Somesh Sundariyal (Mob No +917078699330) 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

ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Naveen Kumar Shrivastava 2. Mr. Ramesh Chandra Shrivastava
Loan account no.	HOU/BHO/0415/218111
Amount outstanding	
Rs.28,13,876/- (Rupees Twenty Eight Lakh Thirteen Thousand Eight Hundred and Seventy Six Only) as of 16.01.2025 along with future interest applicable from 17.01.2025 until payment in full and other charges	
Description of the Mortgaged property	
<p>All that Piece and parcel of one Residential Duplex No. D-512 (3BHK) situated at "Aakriti Highland" village Phanda Kalan, Patwari Halka No. 27/38 Revenue Circle No.3 Tehsil Huzur, District Bhopal Total area of Plot 98.00sq.mtr and on which 59.58sq.mtr on Ground Floor and on which 36.59 sq.mtr on First Floor constructed on Residential House and 38.42 sq.mtr is open area on Ground Floor surrounded by the following boundaries and enclosed along with this deed is also a part of this sale deed.</p> <p>East by: Road, West by: Plot No.D-511, North by: Plot No.D-513, South by: Road</p>	
Name of the mortgagor: Mr. Naveen Kumar & Mr. Ramesh Chandra Shrivastava	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.10,80,000/- (Rupees Ten Lakh Eighty Thousand Only)
EMD:	Rs.1,08,000/- (Rupees One Lakh Eight Thousand only)
List of Encumbrance (if any): Nil	



HL132.00 17/01/2025 09:14
<<Track on www.indiapost.gov.in>>



RL 1100510164 <110051>
RL A 0D000601190IN
Counter No:1, OP-Code:1
To:NAVEEN,
MADHYA PRADESH, PIN:462003
From:KOTAK MAHINDRA BANK LTD , NO1
Wt:35grams,
Amt:32.00 ,17/01/2025 ,09:14
<<Track on www.indiapost.gov.in>>



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MADHYA PRADESH, PIN:462003
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<<Track on www.indiapost.gov.in>>



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Counter No:1, OP-Code:1
To:RAMESH,
MADHYA PRADESH, PIN:462001
From:KOTAK MAHINDRA BANK LTD , NO1
Wt:35grams,
Amt:32.00 ,17/01/2025 ,09:14