

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., 7TH FLOOR, PLOT NO.-7, SECTOR -125, NOIDA, UTTAR PRADESH-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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “**PNBHFL**”) ON 14.09.2017 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE 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 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.

EAST BY: ROAD,

WEST BY: PLOT NO.D-511,

NORTH BY: PLOT NO.D-513,

SOUTH BY: ROAD

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. NAVEEN KUMAR SHRIVASTAVA (BORROWER) S/O MR. RAMESH CHANDRA SHRIVASTVA</p> <p>2. MR. RAMESH CHANDRA SHRIVASTVA (CO-BORROWER) S/O LATE B. S SHRIVASTVA BOTH AT:</p>	<p>1) E-AUCTION DATE:- 27.02.2025 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:- 26.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 22.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.10,80,000/- (RUPEES TEN LAKH EIGHTY THOUSAND ONLY)</p> <p>EMD: RS.1,08,000/- (RUPEES ONE LAKH EIGHT THOUSAND ONLY)</p>

<p>FLAT NO.09, MIG A- BLOCK, PCMS, PEOPLES CAMPUS GROUP, BHOPAL MADHYA PRADESH-462003</p> <p>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</p> <p>LOAN ACCOUNT NO. HOU/BHO/0415/218111</p> <p>TOTAL OUTSTANDING: RS.28,13,876/- (RUPEES TWENTY EIGHT LAKH THIRTEEN THOUSAND EIGHT HUNDRED AND SEVENTY SIX ONLY)OUTSTANDING AS ON 16.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 17.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT **BHOPAL** OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22016997** 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. SUMIT SINHA (MOB NO. +919667225900) & 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: BHOPAL

DATE: 20.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**