



o/c
SMB
12/11/23

Kotak Mahindra Bank

Registered Post

Dated: 17/11/2023

1. MR. ASHOK SINGH
S/O MR. SHRAWAN SINGH (BORROWER)
2. MRS. PREM KANWAR
W/O MR. ASHOK SINGH (CO-BORROWER)
3. MR. SHRAWAN SINGH
S/O MR NARAYAN SINGH
ALL AT:
R/O 1056, SOCIETY NAGAR,
PALI, RAJASTHAN-306401
ALL ALSO AT:
PLOT NO.1-15, SHYAM NAGAR,
PALI – RAJASTHAN- 306401

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **15.02.2022** issued by the Authorised Officer of FULLERTON INDIA HOME FINANCE COMPANY LTD (hereinafter referred to as "FIHFCL") to you under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. **605307210510065** wherein we had called upon you to pay the dues of **Rs. 18,19,710.97/- (Rupees Eighteen Lakh Nineteen Thousand Seven Hundred Ten and Ninety Seven Paesa Only)** due and payable as on **05.02.2022** with further interest per annum from **06.02.2022** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by FULLERTON INDIA HOME FINANCE COMPANY LTD (FIHFCL) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
2. FULLERTON INDIA HOME FINANCE COMPANY LTD (FIHFCL) has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited along with all the rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, Kotak Mahindra Bank Ltd. 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. Kotak Mahindra Bank Ltd. has been subrogated in place of FIHFCL and all right, title and interest of FIHFCL in respect of Outstanding Amount is now vested with Kotak Mahindra Bank Ltd.
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 Kotak Mahindra Bank Ltd. has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 25.09.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 &

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

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





Kotak Mahindra Bank

9 and in pursuance of order dated 17.09.2022, passed by Hon'ble Senior Civil Judge, Pali, Rajasthan , under Section 14 of the said Act.,

- 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 Kotak Mahindra Bank Limited now proposes to sell the secured asset as mentioned in **Annexure "A"** annexed herewith 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 ' as is where is basis & As is what is basis & Whatever there is basis'**, unless we receive the entire outstanding amount i.e Rs. **18,65,459/- (Rupees Eighteen Lakh Sixty Five Thousand Four Hundred Fifty Nine Only)** due and payable as on **16.11.2023 along with** interest and other charges as demanded in our notice, within the statutory period of 30 (Thirty) days, from the date of present notice and 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 private treaty.
- The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under:

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	21/12/2023
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	20/12/2023 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., 1st Floor, 232-233 SDC Tower, Near Amarpali Circle, Hanuman Nagar, Vaishali Nagar, Jaipur-302021
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE https://bankauctions.in/

- Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 8(6), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 (Thirty) days for sale of the said secured asset.
- 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.
- 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.

For Kotak Mahindra Bank Limited

Authorized Officer

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Maharashtra, India.

ANNEXURE – "A"

Name of the Borrowers & Account No.	Amount outstanding	Description of the Mortgaged properties	Reserve Price fixed (Rs.) & EMD (Rs.)
1)MR. ASHOK SINGH S/O MR. SHARWAN SINGH, 2) MRS. PREM KANWAR W/O MR. ASHOK SINGH 3) MR. SHARWAN SINGH S/O NARAYAN SINGH Loan No. 605307210510065	Rs. 18,65,459/-(Rupees Eighteen Lakh Sixty Five Thousand Four Hundred Fifty Nine Only) due and payable as on 16.11.2023 along with future interest applicable from 17/11/2023 until payment in full with cost and charges.	ALL THAT PIECE AND PARCEL OF MORTGAGED PLOT NO.I-15/2-A SHYAM NAGAR, DISTT. PALI ADMEASURING AREA 600 SQ.FTS. I.E. 66.66 SQUARE YARDS (3' BY 3) BOUNDED AS UNDER: EAST : 25 FEET WIDE ROAD WEST : OTHER PLOT NORTH : GALI SOUTH : OTHER PLOT Name of the Mortgager: MR. ASHOK SINGH	Reserve Price: Rs. 16,25,000/- (Rupees Sixteen Lakh Twenty Five Thousand only) EMD: Rs. 1,62,500/- (Rupees One Lakh Sixty Two Thousand Five Hundred only)



भारतीय डाक



<Duplicate> RL 1100510164 <110051>
RL B RD2129265341N
Counter No:2,OP-Code:1
To:ASHOK,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:19
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100510164 <110051>
RL B RD2422788471N
Counter No:2,OP-Code:1
To:ASHOK,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:28
<<Track on www.indiapost.gov.in>>

भारतीय डाक



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Counter No:2,OP-Code:1
To:PREM,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:27
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100510164 <110051>
RL B RD2422788551N
Counter No:2,OP-Code:1
To:PREM,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:29
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100510164 <110051>
RL B RD2422788331N
Counter No:2,OP-Code:1
To:SHRAMAN,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:27
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100510164 <110051>
RL B RD2422788641N
Counter No:2,OP-Code:1
To:SHRAMAN,
RAJASTAN, PIN:306401
From:KOTAK MAHINDRA BANK , DELHI
Wt:40grams,
Amt:27.00 ,18/11/2023 ,09:30
<<Track on www.indiapost.gov.in>>