



Shio
12/2/24

Kotak Mahindra Bank

Registered Post

Dated: 12.02.2024

1. **MR. ANKIT BANSAL** (BORROWER)
S/O MR. PAWAN KUMAR BANSAL
2. **MS. BABY** (CO-BORROWER)
S/D/W OF MR. PAWAN KUMAR BANSAL
3. **MR. PAWAN KUMAR BANSAL (CO-BORROWER)**
S/O MR. LACHIVIAN DASS BANSAL

ALL AT:

HOUSE NO. 99 OLD POST OFFICE,
WARD NO. 04, PIPAL WALI GALI, IRANIA SIRSA-125076

ALSO ALL AT:

PROPERTY RAN/W12/617, IRANIA
SIRSA HARYANA - 125076

Dear Sir/Madam,

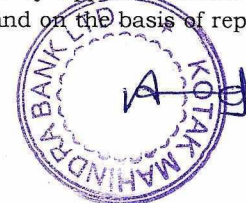
Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **31.10.2022** issued by KOTAK MAHINDRA BANK LIMITED (hereinafter referred to as "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. **HM/0138/H/18/100066, HL/0138/H/19/100025 & HL/0138/H/18/100005** wherein KMBL had called upon you to pay the dues of **Rs. 30,02,515.24/- (Rupees Thirty Lakh Two Thousand Five Hundred Fifteen and Twenty Four Paise Only)** due and payable as on 28.02.2022 along with future interest applicable from 01.03.2022 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by Magma Housing Finance Limited (Now known as Poonawalla Housing Finance Limited (PHFL) 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 31.03.2022 ("**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 **PHFL** 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 been subrogated in place of **PHFL** and all right, title and interest of **PHFL** in respect of Outstanding Amount is now vested with The 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 Authorised officer of KMBL has taken Symbolic possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 25.01.2023 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

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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.



of valuer, the Reserve Price of the Secured Asset as mentioned in Annexure "A" is fixed at **Rs. 16,00,000/- (Rupees Sixteen 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 KMBL 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 BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e. **Rs. 34,65,709/- (Rupees Thirty Four Lakh Sixty Five Thousand Seven Hundred Nine Only)** outstanding as on 08.02.2024 with further interest applicable from 09.02.2024 until payment in full and other charges as demanded in the instant 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, also 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".

S.NO.	PARTICULARS	DETAILS
1.	DATE OF AUCTION	18.03.2024
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	15.03.2024 UP TO 6:00 P.M. (IST.)
4.	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank. Ltd SCO 153-155, SECTOR 9C MADHYA MARG CHANDIGAREH -160009
5.	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTP://BANKAUCTIONS.IN/

7. Please treat this notice as Notice under Rule 8(5) 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 secured asset.
8. Post the expiration of the said 30 (Thirty) days, KMBL shall be entitled to sell the 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 sub section 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



ANNEXURE - "A"

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
<p>1.MR. ANKIT BANSAL 2.MS. BABY 3.MR.PAWAN KUMAR BANSAL</p> <p>LOAN ACCOUNT NO. HM/0138/H/18/100066, HL/0138/H/19/100025 & HL/0138/H/18/100005</p>	<p>Rs. 34,65,709/- (Rupees Thirty Four Lakh Sixty Five Thousand Seven Hundred and Nine Only) outstanding as on 08.02.2024 with further interest applicable from 09.02.2024.</p>	<p>ALL THAT PIECE AND PARCEL OF MORTGAGE PROPERTY OF A SHOP PROPERTY TAX ID NO. RAN/W12/617 AND RAN/W12/617/1 HAVING OLD HOUSE TAX UNIT NO. 248B AND 2480, MEASURING 12 SQ. YARDS, SITUATED AT NEAR BUS STAND RANIA, OPPOSITE NAGAR PALIKA WITHIN MUNICIPAL LIMIT OF RANIA TEHSIL RANIA DISTRICT SIRSA.</p> <p>BOUNDARY AS FOLLOWS: EAST : PROPERTY OF MASTER SAMPURN SINGH MEASURING 10'; WEST : STREET MEASURING 5'; NORTH : STREET MEHRANWALI MEASURING 16', SOUTH: JEEWAN NAGAR ROAD MEASURING 13'</p> <p>NAME OF THE MORTGAGOR: MR. PAWAN KUMAR BANSAL S/O MR. LACHMAN DASS BANSAL</p>	<p>RESERVE PRICE RS. 16,00,000 /- (RUPEES SIXTEEN LAKH ONLY)</p> <p>EMD RS. 1,60,000/- (RUPEES ONE LAKH SIXTY THOUSAND ONLY)</p>



भारतीय डाक
India Post

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India Post

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