



o/c
Shri
16/01/24

Kotak Mahindra Bank

Registered Post

Dated: 16.01.2024

1. **MR. MAHENDRA KUMAR LONGANI**
S/O MR. GAGANDAS LOGANI
E-2/219, CHITRAKOOT SCHEME,
GANDHIPATH, JAIPUR-302021, RAJASTHAN

ALSO AT
U 3/29, RAJASTHAN HOUSING BOARD COLONY,
MADANGANJ, KISHANGARH- 305801-RAJASTHAN
2. **MRS. KAVITA HARCHANDANI**
W/O MR. MAHENDRA KUMAR LONGANI
E-2/219, CHITRAKOOT SCHEME,
GANDHIPATH, JAIPUR-302021, RAJASTHAN

ALSO AT
U 3/29, RAJASTHAN HOUSING BOARD COLONY,
MADANGANJ, KISHANGARH- 305801,
RAJASTHAN
3. **MR. ASHOK KUMAR LONGANI**
S/O MR. GAG-AN DAS
3/29, HOUSING BOARD COLONY,
NEAR TEMPO STAND, KISHANGARH- 305801, RAJASTHAN
4. **MRS. DIPA LONGANI**
W/O ASHOK KUMAR LONGANI
3/29, HOUSING BOARD COLONY,
NEAR TEMPO STAND, KISHANGARH- 305801, RAJASTHAN
5. **KAMLESH KUMAR LONGANI**
S/O MOTU MAL ASHWANI
3/29, HOUSING BOARD COLONY,
NEAR TEMPO STAND, KISHANGARH- 305801, RAJASTHAN

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **14.04.2021** issued by Fullerton India Home Finance Company Ltd (hereinafter referred to as "**FIHFCL**") 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. **602807510079961** wherein FIHFCL had called upon you to pay the dues of Rs. 13,44,090.70/- (Rupees Thirteen Lakh Forty Four Thousand Ninety And Seventy Paise Only) due and payable as on 14.04.2021 along with future interest applicable from 15.04.2021 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by 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. 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 (hereinafter referred to as "KMBL/The Bank") along with all its 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, the Bank 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. The Bank has been subrogated in place of FIHFCL and all right, title and interest of FIHFCL 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 FIHFCL has taken Physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 28.12.2022 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, the said property was put on auction by FIHFCL in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 on various dates and lastly on 15.03.2023. All the auctions conducted have failed for want of bidder(s).
5. Subsequent to the Assignment of loan account in its favour , for recovering its legal dues, The Bank is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Asset will not be sold and which sale will be on "as is where is and whatever 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 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 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 "AS IS WHERE IS BASIS & AS IS WHAT BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e. **Rs. 20,35,571/- (Rupees Twenty Lakh Thirty Five Thousand Five Hundred and Seventy One Only)** as 16.01.2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 17.01.2024 until payment in full and other charges as demanded in the instant notice, within the statutory period of 15 (Fifteen) 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.
7. 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	09.02.2024
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	08.02.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., 1 ST FLOOR, 232-233 SDC TOWER, NEAR AMARPALI CIRCLE, HANUMAN NAGAR, VAISHALI NAGAR, JAIPUR-302021
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTP://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8(5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the secured asset.





Kotak Mahindra Bank

9. Post the expiration of the said 15 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.
10. 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



ANNEXURE - "A"

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1.MR. MAHENDRA KUMAR LONGANI 2. MRS. KAVITA HARCHANDANI 3.MR. ASHOKKUMAR LONGANI 4.MRS. DIPALONGANI 5.MR. KAMLESH KUMAR LONGANI LOAN NO. 602807510079961	Rs. 20,35,571/- (Rupees Twenty Lakh Thirty Five Thousand Five Hundred and Seventy One Only) AS OF 16.01.2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 17.01.2024 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING No. U3/29, RAJASTHAN HOUSING BOARD COLONY, MADANGANJ, KISHANGARH 305801 RAJASTHAN. <u>DEMARICATION OF THE PLOT:</u> EAST:- PLOT NO 66 WEST:- PLOT NO 73 AND 73-B NORTH:- ROAD 30 FT. WIDE SOUTH:- PLOT NO 71 NAME OF THE MORTGAGOR: MR. MAHENDRA KUMAR LONGANI & MR. ASHOKKUMAR LONGANI S/O NAGENDRA SINGH MOKAWAT	RESERVE PRICE RS. 11,00,000/- (RUPEES ELEVEN LAKH ONLY) EMD: RS. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY)



भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106682IN

Counter No:1,OP-Code:1

To:MAHENDRA KR LONGANI,
JAIPUR, PIN:302021

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:12

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106736IN

Counter No:1,OP-Code:1

To:DIPA LONGANI,
AJMER, PIN:305801

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:15

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106696IN

Counter No:1,OP-Code:1

To:MAHENDRA KR LONGANI,
JAIPUR, PIN:302021

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:13

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106740IN

Counter No:1,OP-Code:1

To:KAMLEH KR LONGANI,
AJMER, PIN:305801

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:16

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106705IN

Counter No:1,OP-Code:1

To:KAVITA HARCHANDANI,
JAIPUR, PIN:302021

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:13

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106719IN

Counter No:1,OP-Code:1

To:KAVITA HARCHANDANI,
AJMER, PIN:305801

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:15

<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100510144 <110051>

RL A RD798106722IN

Counter No:1,OP-Code:1

To:ASHOK KR LONGANI,
AJMER, PIN:305801

From:KOTAK MAHINDRA BANK LTD. , SEC-125, NOIDA

Wt:30grams,

Amt:32.00 ,17/01/2024 ,09:15

<<Track on www.indiapost.gov.in>>