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26/2/24

Kotak Mahindra Bank

Registered Post

Dated: 26.02.2024

- 1. MR.PRAVEEN MADHUKAR GANTAWAR
S/O MR.MADHUKAR GANTAWAR
AT:
R/O. 503, FORTUNE RESIDENCY,
NEAR VICCO LAB, RAMDASPETH,
NAGPUR, MAHARASHTRA-440010**
- 2. M/S.COLUMBIA HOSPITAL AND RESEARCH CENTRE
AT: 3RD FLOOR, HYATT MEDICARE,
DR. N.B.KHARE MARG, DHANTOLI,
NAGPUR- 440012**
- 3. M/S.COLUMBIA HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED
(CIN NO. U85191MH2012PTC231376)
THROUGH ITS DIRECTOR MR. PRAVEEN MADHUKAR GANTAWAR
AT: COLUMBIA HOSPITAL, 3RD FLOOR,
HYATT MEDICARE, DR.N.M.KHARE MARG,
DHANTOLI, NAGPUR-440012**
- 4. MRS. SHEELU PRAVEEN GANTAWAR
R/O. 503, FORTUNE RESIDENCY,
NEAR VICCO LAB, RAMDASPETH,
NAGPUR, MAHARASHTRA-440010
EMAIL: drgantawar@gmail.com**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

- We refer to Demand Notice dated **17.06.2019** issued by PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") 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. **NHL/NAG/1117/448935** wherein PNBHFL had called upon you to pay the dues of **Rs. 10,94,79,224.01/- (Rupees Ten Crore Ninety Four Lakh Seventy Nine Thousand Two Hundred Twenty Four and One Paisa Only)** due and payable as on **17.06.2019** along with future interest applicable from **18.06.2019** 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.
- 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 been subrogated in place of PNBHFL and all right, title and interest of PNBHFL in respect of Outstanding Amount is now vested with The Bank.

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.



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 PNBHFL has taken Physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 06.05.2022 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 25.03.2022, passed by Learned. District Magistrate, Nagpur, under Section 14 of the said SARFAESI Act. Subsequent to the assignment of the loan account, the actual possession of the mortgages property has been handed over to KMBL by PNBHFL on 23.05.2023
4. After taking possession of the secured asset, the said property was put on auction by PNBHFL in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 on various dates and lastly on 21.12.2023. 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 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.10,94,79,224.01/- (Rupees Ten Crore Ninety Four Lakh Seventy Nine Thousand Two Hundred Twenty Four and One Paisa Only)** as **17.06.2019** Along With Future Interest Applicable From **18.06.2019** 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.
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	14.03.2024
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	13.03.2024 UP TO 6:00 P.M. (IST.)
4.	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., 5th Floor, Adamas Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai - 400098.
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.



9. Post the expiration of the said 15 (Fifteen) 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



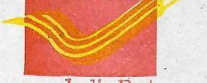
Authorized Officer

ANNEXURE - "A"

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1.PRAVEEN MADHUKAR GANTAWAR 2.M/S.COLUMBIA HOSPITAL AND RESEARCH CENTRE THROUGH ITS PARTNERS 3. M/S. COLUMBIA HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED 4.MRS.SHEELU PRAVEEN GANTAWAR LOAN NO. NHL/NAG/1117/448935	RS.10,94,79,224.01/ -(RUPEES TEN CRORE NINETY FOUR LAKH SEVENTY NINE THOUSAND TWO HUNDRED TWENTY FOUR AND ONE PAISA ONLY) AS OF 17.06.2019 ALONG WITH FUTURE INTEREST APPLICABLE FROM 18.06.2019 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCEL OF INDUSTRIAL PLOT NO.7 INDUSTRIAL BASTI SCHEME, NAGPUR IMPROVEMENT TRUST, KHASRA NO.9, MOUZA-JATTARODI (IMMAMWADA PRECINCT), WARD NO.11, TAHSIL AND REGISTRATION SUB DISTRICT NAGPUR, ADMEASURING 975.481 SQ. METER I.E. 10500 SQ. FT. <u>DEMARICATION OF THE PLOT:</u> EAST:- PLOT NO.6 WEST:-PLOT NO.8 NORTH:- ROAD SOUTH:- BACK ROAD CURRENT POSTAL ADDRESS: PLOT NO.7, H.NO.685, CITY SURVEY NO.365, SHEET NO.6, WARD NO.11, INDUSTRIAL AREA AND INDUSTRIAL BASTI SCHEME, IMMAMWADA, LAYOUT GREAT NAG ROAD, MOUZA JATTARODI, NAGPUR, MAHARASHTRA 440003. NAME OF THE MORTGAGOR: M/S COLUMBIA HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED THROUGH ITS DIRECTOR	RESERVE PRICE RS. 8,00,00,000/- (RUPEES EIGHT CRORE ONLY) EMD: RS. 80,00,000/- (RUPEES EIGHTY LAKH ONLY)



भारतीय डाक



India Post

RL 1100950168 <110095>
RL A RDX0054892711H
Counter No:1, (P-Code:001
To:PARWEEN,
NAZIR CPO, PIN:440001
From:KOTAK MAHINDRA BANK LTD , MUIDA-201313
Wt:40grams,
PS:32.00, ,27/02/2024 ,09:10
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

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भारतीय डाक



India Post

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Wt:40grams,
PS:32.00, ,27/02/2024 ,09:10
<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

RL 1100950168 <110095>
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<<Track on www.indiapost.gov.in>>