



Kotak Mahindra Bank

Registered Post

Dated: 06.11.2023

1. Mr. Praveen Madhukar Gantawar
R/o. 503 Fortune Residency , Near Vicco Lab, Ramdaspath, Nagpur, Maharashtra- 440010
Email: drgantawar@gmail.com
Also at:-
Mr. Praveen Madhukar Gantawar
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, Mouzaattarodi,
Nagpur,Maharashtra, India, 440003
Email: drgantawar@gmail.com
2. M/s. Columbia Hospital And Research Centre
3rd Floor, Hyatt Medicare, Dr. N.B. Khare Marg, Dhantoli, Nagpur-440012
Also at:
503 Fortune Residency , Near Vicco Lab, Ramdaspath, Nagpur, Maharashtra- 440010
3. Columbia Hospital And Research Centre Private Limited
(CIN NO: U85191MH2012PTC231376)
Through Its Director Mr. Praveen Madhukar Gantawar
Registered Office: Columbia Hospital, 3rd Floor, Hyatt Medicare, Dr. N.B. Khare Marg,
Dhantoli,
Nagpur- 440012
Also at:
503 Fortune Residency , Near Vicco Lab, Ramdaspath, Nagpur, Maharashtra- 440010
4. Mrs. Sheelu Praveen Gantawar
R/o. 503 Fortune Residency , Near Vicco Lab, Ramdaspath, Nagpur, Maharashtra- 440010
Email: drgantawar@gmail.com

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. 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 Paise Only)** due and payable as on 17.06.2019 along with applicable future interest and charges 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.
2. PNB Housing Finance Limited 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. Kotak Mahindra Bank Ltd. has been subrogated in place of PNBHFL and all right, title and interest of PNBHFL 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 PNBHFL took 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 mortgaged property has been handed over to KMBL by PNBHFL on 23.05.2023.
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 of valuer, auction of the Secured Asset as mentioned in Annexure "A" was conducted on various occasions. However, they all failed for want of bidders. Details of said auctions are mentioned below:

S. NO	Date of Auction	Reserve Price	Date of sale
1.	12.02.2021	9,45,00,000	07.01.2021
2.	17.03.2021	8,50,50,000	23.02.2021
3.	23.08.2022	9,45,00,000	01.08.2022
4.	10.10.2022	8,50,50,000	22.09.2022
5.	30.12.2022	8,00,00,000	14.12.2022
6.	07.02.2023	8,00,00,000	16.01.2023

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"** hereunder 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, on 'AS IS WHERE IS , AS WHAT IS & WHATEVER IS THERE' 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 And Twenty Four Rupees and One paisa Only)** as of **17.06.2019** along with applicable future interest and charges from **18.06.2019** as demanded in the instant notice, within the statutory period of 15 (Fifteen) days, from the date of notice. Please take notice that if in case auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce security interest by way of sale through private treaty 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	28/11/2023
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	27/11/2023 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 https://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 borrowers' 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

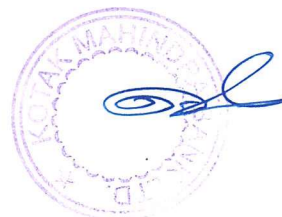




NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1. MR. PRAVEEN MADHUKAR GANTAWAR	Rs. 10,94,79,224.01 /(Rupees Ten Crore Ninety Four Lakh Seventy Nine Hundred And Twenty Four Rupees and One paisa Only) ONLY) AS OF 17.06.2019 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 (IMAMWADA PRECINCT), WARD NO.11, TAHSIL AND REGISTRATION SUB DISTRICT NAGPUR, ADMEASURING 975.481 SQ. METER I.E. 10500 SQ.FT.	RESERVE PRICE RS. 8,40,00,000/- (RUPEES EIGHT CRORE FORTY LAKH ONLY)
2. M/S. COLUMBIA HOSPITAL AND RESEARCH CENTRE THROUGH ITS PARTNERS		EAST: PLOT NO.6 WEST: PLOT NO.8 NORTH: ROAD SOUTH: BACK ROAD CURRENT POSTAL ADDRESS:	EMD: RS. 84,00,000/- (RUPEES EIGHTY FOUR LAKH ONLY)
3. M/S. COLUMBIA HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED		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	
4. MRS. SHEELU PRAVEEN GANTAWAR		NAME OF THE MORTGAGOR: COLUMBIA HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED THROUGH ITS DIRECTOR MR. PRAVEEN MADHUKAR GANTAWAR	

LOAN NO.
NHL/NAG/1117/448935

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



भारतीय डाक

India Post

RL 1100510164 <110051>

RL B RD242250132IN

Counter No:2,OP-Code:1

To:PRAVEEN,

MAHARASTRA, PIN:440010

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:36

भारतीय डाक

India Post

RL 1100510164 <110051>

RL B RD242250251IN

Counter No:2,OP-Code:1

To:PRAVEEN,

MAHARASTRA, PIN:440003

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:36

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

भारतीय डाक

India Post

RL 1100510164 <110051>

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Counter No:2,OP-Code:1

To:COLUMBIA,

NAGPUR], PIN:440012

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:37

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

भारतीय डाक

India Post

RL 1100510164 <110051>

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NAGPUR, PIN:440010

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

भारतीय डाक

India Post

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From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:38

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

भारतीय डाक

India Post

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RL B RD242250035IN

Counter No:2,OP-Code:1

To:COLUMBIA,

NAGPUR, PIN:440010

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:39

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

भारतीय डाक

India Post

RL 1100510164 <110051>

RL B RD242250279IN

Counter No:2,OP-Code:1

To:SHEELU PRAVEEV,

NAGPUR, PIN:440010

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,07/11/2023 ,11:39

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