



o/c
Shub
8/01/24

Kotak Mahindra Bank

Registered Post

Dated: 08.01.2024

**1. MR. PARHLAD SINGH
S/O MR. ISHWAR SINGH
AT:**

(BORROWER)

SARASWATI VIHAR, MAHALANA ROAD,
SONIPAT HARYANA - 131001

**2. MRS. NEETA DEVI
W/O MR. PARHLAD SINGH**

(CO-BORROWER)

BOTH AT:

FLAT NO. 389, BLOCK-M2, POCKET-1,
DDA FLATS, SECTOR-A-9, NARELA,
DELHI -110040

BOTH ALSO AT:

RESIDENTIAL BUILDING AT MUSTATIL &
KILLA NO 52//13, 8/2,9.11 MIN, AT GALI NO.1,
SARASWATI VIAHR COLONY NEAR WATER TANKI
SONIPAT, HARYANA -131001

BOTH ALSO AT:

PLOT NO.933, 1ST FLOOR, BLOCK-G,
DSIDC, NARELA, DELHI- 110040

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

- We refer to Demand Notice dated **26.08.2022** issued by **Kotak Mahindra Bank Limited** 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. 514BLSET273732 wherein we had called upon you to pay the dues of **Rs. 16,63,812/- (Rupees Sixteen Lakh Sixty Three Thousand Eight Hundred and Twelve Only)** due and payable as on **25.08.2022** with further interest from **26.08.2022** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by Bajaj Finance Limited (BFL) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
- Bajaj Finance Limited (BFL) has vide an assignment agreement dated **30.03.2022** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited ("**the Bank**") along with all the rights, title, interests, benefits in the facilities granted by BFL 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 BFL and all right, title and interest of BFL in respect of Outstanding Amount is now vested with the Bank.
- 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 the Bank has taken physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 22.08.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with

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

Rules 8 & 9 and in pursuance of order dated 09.05.2023, passed by Hon'ble District Magistrate, Sonipat under Section 14 of the said SARFAESI 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 the Bank 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 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.19,75,168/- (Rupees Nineteen Lakh Seventy Five Thousand One Hundred Sixty Eight Only) as of 08.01.2024 along with future interest applicable from 09.01.2024** 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. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
- The sale of the secured asset 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	20.02.2024
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	19.02.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD. 7th Floor, Plot No.-7, Sector -125, Noida Uttar Pradesh-201313
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





ANNEXURE – “A”

Name of the Borrowers & Account No.	Amount outstanding	Description of the Mortgaged properties	Reserve Price fixed (Rs.) & EMD (Rs.)
1.MR. PARHLAD SINGH S/O MR. ISHWAR SINGH 2.MRS. NEETA DEVI W/O MR. PARHLAD SINGH Loan No. 514BLSET273732	Rs.19,75,168/- (Rupees Nineteen Lakh Seventy Five Thousand One Hundred Sixty Eight Only) as of 08.01.2024 along with future interest applicable from 09.01.2024 until payment in full with cost and charges.	ALL THAT PIECE AND PARCEL . OF PROPERTY: RESIDENTIAL HOUSE OF 96 SQ. YDS OUT OF TOTAL MEASURING 6 MARLA I.E. 166 SQ YDS SITUATED AT RECT. & KHILLA NO. 52//13, 8/2,9,11 MIN, WITHIN THE REVENUE ESTATE OF GARHI BRAHAMANAN, WITHN ABADI OF SARASWATI VIHAR COLONY, SONIPAT AND WITH IN THE M.C. LIMIT, SONIPAT, HARYANA AND SAME IS BOUNDED AS : NORT : LAND OF DEVAK RAM SOUTH: OVERNMENT DAHNA EAST : GALI RASTA SARE AAM WEST : OTHER PLOT NAME OF THE MORTGAGOR: MR. PARHLAD SINGH S/O, MR. ISHWAR SINGH	RESERVE PRICE: RS. 26,00,000/- (RUPEES TWENTY SIX LAKH ONLY) EMD: RS. 2,60,000/- (RUPEES TWO LAKH SIXTY THOUSAND ONLY)



<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक

RD213001901IN IVR:8268213001901

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:NEETA DEVI ,KILLA NO 52

PIN:131001, Sonipat HD

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक

RD213002028IN IVR:8268213002028

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:PARHLAD SINGH ,KILLA NO 52

PIN:131001, Sonipat HD

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक

RD213001092IN IVR:8268213001092

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:NEETA DEVI ,FLAT NO 389

PIN:110040, Narela SO

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक

RD213002014IN IVR:8268213002014

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:PARHLAD SINGH ,FLAT NO 389

PIN:110040, Narela SO

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Sa

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RD213001089IN IVR:8268213001089

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:PARHLAD SINGH, SARASWATI VIHAR

PIN:131001, Sonipat HD

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

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RD213001915IN IVR:8268213001915

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:NEETA DEVI , PLOTNO 933

PIN:110040, Narela SO

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक

RD213002031IN IVR:8268213002031

RL KRISHNA NAGAR HD <110051>

Counter No:2,09/01/2024,15:26

To:PARHLAD SINGH , PLOTNO 933

PIN:110040, Narela SO

From:KOTAK MAIND, PLOTNO 7

Wt:30gms, REG=17.0

Amt:31.86(Cash)Tax:4.86

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>