



Kotak Mahindra Bank

Registered/ Speed Post

Dated: 27.05.2024

1. **Mr. Mohammed Imran** (Borrower)
S/O Mr. Abdul Latheef
At:
D.No.60, K.N.S Mill Road,
Near Masjid Road, 1st Cross,
Santhepet, Tumkur- 572101
 2. **Mr. Arif Khan** (Co-Borrower)
S/O Mr. Khasim Khan
At:
3rd Cross Nazarabad Melekote,
Tumkur, Karnataka- 572101
 3. **Mrs. Mohaseen Taj** (Co-Borrower)
W/O Mr. Mohammed Imran
1,2 & 3 At:
D.No.60 KNS Mill Road Near Masjid
Santhepet, Tumkur, Madhugiri
Tumkur, Karnataka- 572101
 4. **A.K Steel** (Co-Borrower)
Through its Parnters Mr. Mohammed Imran and Mr. Arif Khan
At:
1621, Mosque Street, Santhepet,
Tumkur, Karnataka- 572101
- All Also At:**
Site No.185, PID No. 90827, Khata
No.4505, Ward No.10, Melekote,
Tumkur, Karnataka- 572102

Dear Sir/Madam,

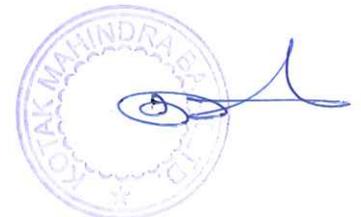
Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **23.01.2018** 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. HOU/MLS/0417/374056 wherein PNBHFL had called upon you to pay the dues of **Rs. 26,12,998/- (Rupees Twenty Six Lakh Twelve Thousand Nine Hundred Ninety Eight Only)** outstanding as on 23.01.2018 with further interest applicable from 24.01.2018 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you 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. 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 referred to as "KMBL/The Bank") along with all the rights, title, security

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
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Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.





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interests, benefits, financial documents, in the facility(ies) granted by PNBHFL with other incidental right thereto including the assignment of the said facility 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 become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with 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 Authorized officer of PNBHFL has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 22.05.2018 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9.
- 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) Rule, 2002 and on the basis of the report of the valuer, the Reserve Price of the secured asset is fixed at Rs.21,00,000/- (Rupees Twenty One Lakh Only).
- 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 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 on 'as is where is basis & As is what is basis & whatever there is basis'**, unless the bank receives the entire outstanding amount i.e., Rs.26,12,998/- (Rupees Twenty Six Lakh Twelve Thousand Nine Hundred Ninety Eight Only) outstanding as on 23.01.2018 with further interest applicable from 24.01.2018 until payment in full and other charges as demanded in the said demand notice, within the statutory period of 30 (thirty) days from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the Bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty 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.
- The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	11.07.2024
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	10.07.2024 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd,- No.22, ING Vysya House, M.G. Road, Bangalore - 560 001 , Karnataka
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/

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Bandra (E), Mumbai 400051,
Maharashtra, India.





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7. Please treat this notice as notice under Rule 8 Clause (5) read with proviso to Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing the addressee, a notice of 30 (thirty) days for sale of the secured asset.
8. 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.
9. 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 & Loan Account No.	
Name of the borrowers	1. Mr. Mohammed Imran 2. Mr. Arif Khan 3. Mr. Mohaseen Taj 4. A.K Steel Through Its Partners
Loan account no.	HOU/MLS/0417/374056
Amount outstanding	
Rs.26,12,998/- (Rupees Twenty Six Lakh Twelve Thousand Nine Hundred Ninety Eight only) outstanding as on 23.01.2018 with further interest applicable from 24.01.2018 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of the Residential Site Bearing Site No.185, Khatha No. 4505/5313 (PID No. 97532), measuring towards East to West 37.39 Feet and North to South 60 Feet In all total measuring 2243.40 Feet, Situated at Ward No.10, Melekote Layout, Tumkur- 572105. Bounded as: East: 9 Mtrs. Road West: Others Property North: Others Property South: Reaming Portion of Site No 185 Sold to Mushtari Unnisa	
Name of the mortgagor: Mr. Mohammed Imran	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 21,00,000/- (Rupees Twenty One Lakh Only)
EMD:	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)

