

Registered/ Speed Post

Dated: 05.06.2024

1. **Mr. Rinku** (Borrower)
S/o Mr. Puran Chand
At:
H.No.91, Gali No.7,
Tarn Taran Road, Amritsar- 143001

2. **Mrs. Renu Kumari** (Co-Borrower)
W/o Mr. Rinku
At:
Ganda Singh Colony,
Tarn Taran Road, Amritsar- 143001

Also At:

House No.1158/VIII,
Nimak Mandi, Gali Gande Wali,
Amritsar, Punjab- 143001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 11.08.2022 issued by Kotak Mahindra Bank Limited (hereinafter referred to as "**KMBL/The Bank**") 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. 491BLSFW106474 wherein we had called upon you to pay the dues of Rs. 11,01,735/- (Rupees Eleven Lakh One Thousand Seven Hundred and Thirty Five Only) outstanding as on 11.08.2022 with further interest applicable from 12.08.2022 until payment in full (hereinafter referred to as the "**Outstanding Amount**") and payable by you under the facilities granted by Bajaj Finance Limited (hereinafter referred to as "**BFL**") within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. BFL has vide an assignment agreement dated **30.03.2022 ("Assignment Agreement")** has assigned the debts due and payable by you in favour of the Bank along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by BFL 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.
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 KMBL has taken Physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as "**Secured Asset**") on 30.04.2024 in exercise of the powers conferred on him under Section





Kotak Mahindra Bank

13 (4) of the said Act read with Rule 8 & 9 and in pursuance of order dated 20.11.2023 passed by Hon'ble Additional District Magistrate, Amritsar under section-14 of the said SARFAESI Act.

- 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.7,00,000/- (Rupees Seven 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.13,74,784/- (Rupees Thirteen Lakh Seventy Four Thousand Seven Hundred and Eighty Four Only) outstanding as on 05.06.2024 with further interest applicable from 06.06.2024 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 | 10.07.2024 |
| 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 | 09.07.2024 UP TO 6:00 P.M (IST) |
| 4 | PLACE OF SUBMISSION OF DOCUMENTS | Kotak Mahindra Bank Ltd., Madhya Marg 2nd Floor , SCO 153-154-155 Sector -9C, Chandigarh-160009 |
| 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 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing the addressee, a notice of 30 (thirty) days for sale of the 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 & Loan Account No. | |
|---|---|
| Name of the borrowers | 1. Mr. Rinku 2. Mrs. Renu Kumari |
| Loan account no. | 491BLSFW106474 |
| Amount outstanding | |
| Rs.13,74,784/- (Rupees Thirteen Lakh Seventy Four Thousand Seven Hundred and Eighty Four only) outstanding as on 05.06.2024 with further interest applicable from 06.06.2024 along with all cost, charges & expenses until payment in full. | |
| Description of the Mortgaged property | |
| All that piece and parcel of Plot No.1158/VIII, Nimak Mandi, Gali Gande Wali, Amritsar, Punjab-143001. Bounded as: East : Gali West : Gali North : Remianing Part of Property South : Dwarka Dass | |
| Name of the mortgagor: Mrs. Renu Kumari | |
| Reserve Price (in INR) & EMD (in INR) | |
| Reserve price: | Rs. 7,00,000/- (Rupees Seven Lakh Only) |
| EMD: | Rs. 70,000/- (Rupees Seventy Thousand Only) |

