

**ONLINE E – AUCTION SALE OF ASSET****KOTAK MAHINDRA BANK LIMITED**

**REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051

**BRANCH OFFICE:** KOTAK MAHINDRA BANK LTD - MADHYA MARG 2<sup>ND</sup> FLOOR ,SCO 153-154-155 SECTOR - 9C,CHANDIGARH 160009

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF PNB HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS "PNBHFL") ON 11.09.2017 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF PROPERTY MEASURING 6.00 MARLAS I.E 3 ½ MARLAS BEING 7/1128<sup>TH</sup> SHARE OF TOTAL LAND MEASURING 28K-4M COMPRISING KHATA NO. 1014/1397, KHASRA NO.1538 (3-7), 1539 (4-13), 1540 (6-1), 1555(1-11), 1556 (3-17), 1557 (3-13), 1563 (5-2)KITA: 7 KHATA NO.1014/1397 & 2 ½ MARLAS BEING 5/1250<sup>TH</sup> SHARE OF TOTAL LAND MEASURING 31K-5M COMPRISING KHATA NO. 1032/1418, KHASRA NO. 1541/8-13, 1546/1/4-9, 1547/4-2, 1560/4-4, 1561/7-19, 1559/1-2/2/1-18 KITA: 6 SITUATED IN THE REVENUE AREA OF PHAGWARA GARBI (KOT RANI) VIDE DOC.NO. 3980, DATED 20.2.2009 JAIED BAHU NO 1 ZILD NO.1804 PAGE NO.80 REGISTERED AT THE OFFICE OF SUB-REGISTARTION, PHAGWARA.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. <b>MR. RANDHIR SINGH (BORROWER)</b> <b>S/O MR. MAHINDER SINGH</b> <b>AT:</b> KOTRANI ROAD NO.1, HOUSE NO.11, PHAGWARA- 144401</p> <p>2. <b>MRS. LAKHWINDER KAUR (CO-BORROWER)</b> <b>W/O MR. RANDHIR SINGH</b> <b>BOTH AT:</b> H.NO.17/1, NEW ADARSH NAGAR, RAJA GARDEN, KOT RANI ROAD, PHAGWARA, PUNJAB- 144402</p>	<p>1) E-AUCTION DATE :- 02.08.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :-01.08.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.)DATE OF INSPECTION:- 31.07.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 25,00,000/- (RUPEES TWENTY FIVE LAKH ONLY)</p> <p>EMD: RS. 2,50,000/- (RUPEES TWO LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>
<p>3. <b>MR. SHIV KUMAR (GUARANTOR)</b> <b>S/O MR. CHHOTU RAM</b> H.NO.125, GALI NO.5 BHAGAT PURA, SATNAMPURA, PHAGWARA- 144402</p>		
<p>4. <b>MR. RANJIT SINGH (GUARANTOR)</b></p>		

**S/O MR. CHAMAN SINGH**  
H.NO. 155 A, NEW ADARSH  
NAGAR, PHAGWARA- 144402

LOAN ACCOUNT NO. 00246660001469

TOTAL OUTSTANDING: RS.28,78,465/-  
(RUPEES TWENTY EIGHT LAKH SEVENTY  
EIGHT THOUSAND FOUR HUNDRED AND SIXTY  
FIVE ONLY) OUTSTANDING AS ON 07.06.2014  
WITH FURTHER INTEREST APPLICABLE FROM  
08.06.2014 ALONG WITH ALL COST, CHARGES  
& EXPENSES UNTIL PAYMENT IN FULL WITH  
COST AND CHARGES.

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **LUDHIANA** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22017980** AND IFSC CODE- KKBK0000631, BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR 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 PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. NEERAJ KUMAR (+91 9716686150), MR. BRIJESH PARMAR (+91 9727739158) & MR. AKSHIT SOLANKI (+91 7302111608). BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: LUDHIANA**

**DATE: 25.06.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**