



Kotak Mahindra Bank

Registered/ Speed Post

Dated: 12.09.2024

1. **Mrs. Sarita Rawat** (Borrower)  
W/o Mr. Ashok Kumar  
At:

2. **Mr. Amit Kumar** (Co-Borrower)  
S/O Mr. Ashok Kumar  
Both At:  
H.No.26, New Pratap Nagar,  
Amritsar-I, Amritsar,  
Punjab- 143001

**Both Also AT:**  
House No. 1136, Gali No.2,  
Near Preet Hospital, New  
Pratap Nagar, Amritsar- 143001

**Both Also At:**  
Plot No. 39, Khasra No. 1726 Min,  
Vakia Rakba Sultanwind Sub Urban  
Taraf Behaniwal Abadi Sant Vihar Near  
Sant Avenue Tehsil, District  
Amritsar-143001

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to Demand Notice dated **05.12.2022** issued by Kotak Mahindra Bank Limited (hereinafter referred to as "**KMBL/The Bank**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**SARFAESI Act**"), related to Loan Account No. **HM/0213/H/17/100065** wherein we had called upon you to pay the dues of **Rs.5,08,753/- (Rupees Five Lakh Eight Thousand Seven Hundred and Fifty Three Only)** due and payable as on **05.12.2022** along with future interest applicable from **06.12.2022** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by Magma Housing Finance Limited (MHFL) (subsequently known as Poonawalla Housing Finance Limited now known as Grihum Housing Finance Limited) within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. **PHFL** has vide an assignment agreement dated **31.03.2022** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of the Bank along with all its rights, title, interests, benefits in the facilities granted by **MHFL** 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

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

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www.kotak.com

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





## Kotak Mahindra Bank

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 the outstanding amount pertaining to above said account(s) 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 Authorized officer of the KMBL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 07.06.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 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) Rules, 2002. On the basis of the report of the valuer, secured asset was put on auction by KMBL lastly on 23.02.2024 with the Reserve Price of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only). However the said auction failed for want of bidders.
- Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/ conduct auction of secured asset on the reserve price of Rs.4,00,000/- (Rupees Four Lakh Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.
- 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"** 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 is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs.6,01,225/- (Rupees Six Lakh One Thousand Two Hundred and Twenty Five Only)** as of **12.09.2024** along with future interest applicable from **13.09.2024** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen 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	04.10.2024
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	03.10.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., Madhya Marg 2 <sup>nd</sup> Floor, SCO 153-154-155 Sector-9C, Chandigarh-160009
5	MODE OF AUCTION	E-auction through website <a href="http://BANKAUCTIONS.IN/">HTTP://BANKAUCTIONS.IN/</a>

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[www.kotak.com](http://www.kotak.com)

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





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8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (fifteen) 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.
10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).
11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Ravinder Godara (Mob No.+919092919036)/ Mrs. Kanchan Nara (Mob No. +919463227690) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh - 201313, E-MailID- [rard.customer@kotak.com](mailto:rard.customer@kotak.com) only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

**For Kotak Mahindra Bank Limited**

**Authorized Officer**



**ANNEXURE - "A"**

<b>Name of the Borrowers &amp; Loan Account No.</b>	
Name of the borrowers	1. Mrs. Sarita Rawat 2. Mr. Amit Kumar
Loan account no.	HM/0213/H/17/100065
<b>Amount outstanding</b>	
Rs.6,01,225/- (Rupees Six Lakh One Thousand Two Hundred and Twenty Five Only) as of 12.09.2024 along with future interest applicable from 13.09.2024 until payment in full and other charges	
<b>Description of the Mortgaged property</b>	
All that piece and parcel of Plot No.39, Khasra No.1726 Min Vakia Rakba Sultanwind Sub Urban Taraf Behniwal Abadi Sant Vihar Near Sant Avenue Tehsil, Amritsar-1, District, Amritsar Pin-143001.	
<b>Bounded as under:</b> North: Road 20' wide South: Plot No. 40 (Dim-11'5") East: Other Property (Dim. 11'5") West: Part of Property No. 39 (Dim-39'7")	
<b>Name of the mortgagor:</b> Mrs. Sarita Rawat	
<b>Reserve Price (in INR) &amp; EMD (in INR)</b>	
Reserve price:	Rs.4,00,000/- (Rupees Four Lakh only)
EMD:	Rs.40,000/- (Rupees Forty Thousand only)

