



Registered/ Speed Post

Dated: 06.03.2025

1. **Mr. Pradeep Garhawal** (Borrower)
S/o Kishor Kumar Garhawal
At:
House bearing part of corporation No. 265,
Nazul Block No. 13, Part of Plot No. 26
After mutation 26/2 area measuring
738 Sq.ft Situated at Govind Balla pant ward
Miloniganj tehsil and distt. Jabalpur, Madhya Pradesh

2. **Mr. Bharti Garhawal** (Co-Borrower)
W/o Mr. Pradeep Garhawal

3. **M/S Tejus Enterprises and Electronic** (Co-Borrower)
Through It's proprietor Mr. Pradeep Garhawal

All At:
91-3 New 29 North, Miloniganj Sujipura School,
Mohandal Mill Colony, Jabalpur Madhy Pradesh-482002

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 13.09.2021 issued by Fullerton India Home Finance Company Limited (hereinafter referred to as "**FIHFCL**") 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. 604207210654907 wherein FIHFCL had called upon you to pay the dues of Rs. 59,77,206.89/- (Rupees Fifty Nine Lakh Seventy Seven Thousand Two Hundred Six and Eighty Nine Only) outstanding as on 08.09.2021 with further interest applicable from 09.09.2021 until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facility granted by **FIHFCL** within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

2. **FIHFCL** has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "**KMBL/Bank**") along with all the rights, title, security interests, benefits, financial documents, in the facility) granted by **FIHFCL** 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 the Bank has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 13.11.2024 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9. And in pursuance of order dated 19.12.2023 passed by Hon'ble Additional District, Jabalpur under section 14 of the 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.75,00,000/- (Rupees Seventy Five 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. 90,99,016/- (Rupees Ninety Lakh Ninety Nine Thousand Sixteen Only) outstanding as on 04.03.2025 with further interest applicable from 05.03.2025 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	07.05.2025
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	06.05.2025 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, 5 th floor, Admas Plaza, Kalina Santacruz (E), Mumbai 400098
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/





Kotak Mahindra Bank

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.
10. Should you have any representation to be made in response to this notice, please mark the same to Mr. Shantanu Nayse (Mob No. +917208050735) & Mr. Sanjay Chavan (Mob No.+918655312059) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID- 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"**

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Pradeep Garhawal 2. Mr. Bharti Garhawal 3. M/S Tejus Enterprises and Electronics
Loan account no.	604207210654907
Amount outstanding	
Rs. 90,99,016/- (Rupees Ninety Lakh Ninety Nine Thousand Sixteen only) outstanding as on 04.03.2025 with further interest applicable from 05.03.2025 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of the property house bearing part of corporation No. 265, Nazul, Block No. 13, part of Plot 26, after mutation 26/2 area measuring 738 Sq.ft having constructed ground floor area admeasuring 738 Sq ft , first floor area admeasuring 738 sq ft and second floor area admeasuring 738 Sq ft situated at Govind balla pant Ward, Milionganj, tehsil and district Jabalpur, Madhya Pradesh admeasuring 738 sq.ft. Bounded as on: East: house of Tiwari ji West: House of R.S Patel North: House of Bobby South: chota fuhara to damohnaka main road	
Name of the mortgagor: Mr. Pradeep Garhawal S/o Mr. Kishor Garhawal	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)
EMD:	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)
Known	Nil
Encumbrances:	

