

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,- 7TH FLOOR, PLOT NO.-7, SECTOR -125, NOIDA UTTAR PRADESH-201313

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 PROVISO 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 CO-BORROWER (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS "**THE BANK/KMBL/SECURED CREDITOR**") ON 04.02.2025 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK LIMITED, 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 RESIDENTIAL FLAT NO. C-1003, TOWER-C, 10TH FLOOR, KRISH VATIKA, ALWAR BYPASS ROAD, ADMEASURING 1665 SQ. FT. INCLUDING CARPET AREA COMPRISED WITHIN SAID UNIT, AREA OF THE WALLS AND COLUMNS AND PROPORTIONATE INDIVISIBLE SHARE IN THE COMMON SPACE IN THE BUILDING SITUATED ON PLOT OF LAND MEASURING 26451.14 SQ. METERS BEING THE GROUP HOUSING LAND IN KHASRA NO. 559, 560, 561 & 562 LOCATED AT VILLAGE-KHANPUR, HALKA-BHIWADI, TEHSIL-TIJARA, DISTRICT- ALWAR (RAJASTHAN) (FAR=1.67, MAXIMUM PERMISSIBLE HEIGHT= 30 METERS, MAXIMUM PERMISSIBLE COVERAGE=35%, PARKING AND BUILDING BYE- LAWS WILL APPLICABLE)

PROPERTY BOUNDED AS:

EAST: PROPOSED 18 MTR. WIDE ROAD

WEST: VILLAGE KHANPUR (KHASRA NO. 573 & 574)

NORTH: PINK CITY HOUSING SCHEME

SOUTH: PROPOSED 24 MTR. WIDE ROAD

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
1. MRS. RENU KHANNA (BORROWER) W/O MR. VINOD KHANNA	1) E-AUCTION DATE :- 06.06.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.30,00,000/- (RUPEES THIRTY LAKH ONLY)

<p>2. MR. SIDDHARTH KHANNA (CO-BORROWER) S/O MR. VINOD KHANNA</p> <p>BOTH AT: PLOT NO.D-5, FLAT L-2, BHAMA SHAH MARG, OPPOSITE KIRPAL BAGH NORTH CAMPUS DELHI-110009</p> <p>BOTH ALSO AT: FLAT C-1003, TOWER-C, 10TH FLOOR, KRISH VATIKA ALWAR BYPASS ROAD BIWADI-301019</p> <p>BOTH ALSO AT: 17A/38-39, VARDAN HOUSE, AJMAL KHAN ROAD, KAROL BAGH NEW DELHI-110005</p> <p>LOAN ACCOUNT NO. 00176660002286</p> <p>TOTAL OUTSTANDING: RS.88,55,201/- (RUPEES EIGHTY EIGHT LAKH FIFTY FIVE THOUSAND TWO HUNDRED ONE ONLY) OUTSTANDING AS ON 28.04.2025 WITH FURTHER INTEREST APPLICABLE FROM 29.04.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULLWITH COST AND CHARGES.</p>	<p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 05.06.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 04.06.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>EMD: RS.3,00,000/- (RUPEES THREE LAKH ONLY)</p> <p>BID INCREMENT - RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **NOIDA** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22020099** 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK'S IVR NO. (+91-9152219751)** FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT **MR. RITESH CHAUHAN (MOB NO. +917355036788) & MR. AKSHIT SOLANKI (MOB NO +917302111608)** 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: GURUGRAM, HARYANA

DATE: 01.05.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**