



01C
Shri
31/1/24
Kotak Mahindra Bank

Registered Post

Dated: 31.01.2024

1. MR. JAGMOHAN SINGH (BORROWER)
S/O MR. IQBAL SINGH
2. MRS. RAVINDER KAUR (CO-BORROWER)
W/O MR. IQBAL SINGH

BOTH AT:

HOUSE. NO- B-21- 13377/1, ST NO.-01,
VISHKARMA, COLONY, B/S SANGEET CINEMA,
LUDHIANA, PUNJAB -141003

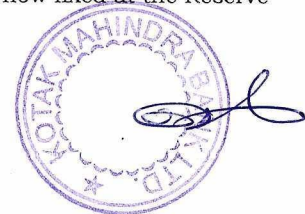
BOTH ALSO AT:

JAGMOHAN TRANSPORT SERVICE
H. NO- B-21-13377/1, ST NO.-01, VISHKARMA,
COLONY, B/S SANGEET CINEMA, LUDHIANA,
PUNJAB -141003

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **30.04.2019** 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. 005810400000060 wherein we had called upon you to pay the dues of **Rs. 6,99,957/-/- (Rupees Six lakh Ninety Nine Thousand Nine Hundred Fifty Seven Only)** due and payable as of **30.04.2019** with further contractual interest and cost accrued from **01.05.2019** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities initially granted by Fullerton India Credit Company Ltd (FICCL) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
2. FICCL has vide deed of assignment dated 22.02.2018 has assigned the debts due and payable by you in favour of KMBL along with all the rights, title, interests, benefits in the facilities granted by FICCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, the Bank 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. The Bank has been subrogated in place of FICCL and all right, title and interest of FICCL in respect of Outstanding Amount is now vested with the 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 12.10.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated **23.12.2020**, passed by Hon'ble Additional District Magistrate, Ludhiana under Section 14 of the said Act.
4. After taking possession of the secured assets, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and on the basis of report of valuer, auction of the Secured Assets as mentioned in Annexure "A" has now fixed at the Reserve Price of Rs. 8,00,000/- (Rupee Eight Lakh Only).



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

T +91 120 6173761
www.kotak.com

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

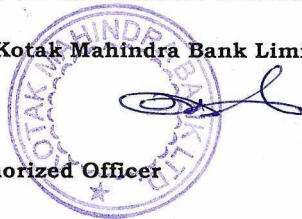
5. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the bank now proposes to sell the secured asset as mentioned in **Annexure "A"** annexed herewith by public auction and/or any other 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 'as is where is & Whatever is there" basis, unless we receive the entire outstanding amount i.e. **Rs. 13,39,923/- (Rupees Thirteen Lakh Thirty Nine Thousand Nine Hundred And Twenty Three Only)** as **29.01.2024** along with future interest applicable from **30.01.2024** until payment in full and other charges as demanded in our notice, within the statutory period of 30 (Thirty) days, from the date of notice and 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 private treaty, also as per its discretion. Please also note that if the sale proceeds of the Secured Asset as mentioned in annexure 'A' are insufficient to realize the outstanding amounts under the loan account, the legal action may be initiated/ shall continue against you all until full recovery of the outstanding amounts due and payable. Please note that, as per law, you all are liable to make good on the loss incurred after sale of the secured asset, if any.
6. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A".

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	06.03.2024
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	05.03.2024 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/

7. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 8(6), of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 30 (Thirty) days for sale of the said 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.

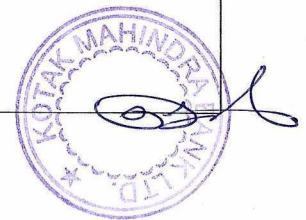
For Kotak Mahindra Bank Limited

Authorized Officer



ANNEXURE - "A"

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1. MR. JAGMOHAN SINGH 2. MRS. RAVINDER KAUR LOAN NO.:- 005810400000060	RS. 13,39,923/- (RUPEES THIRTEEN LAKH THIRTY NINE THOUSAND NINE HUNDRED AND TWENTY THREE ONLY) AS OF 29.01.2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 30.01.2024 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.	ALL THAT PIECE OF PROPERTY BEARING M.C. NO. B-21-13377/1, PROPERTY MEASURING 40 SQ. YDS. COMPRISED IN KHASRA NO. 668, KHATTA NO. 218/319, AS PER JAMABANDI FOR THE YEAR 1989-1990 (KHATTA NO. 214/325, AS PER JAMABANDI FOR THE YEAR 1999-2000), SITUATED AT VILL. DHOLEWAL, H.B. NO. 174, ABADDI KNOWN AS VISHKARMA COLONY, TEH. & DIST LUDHIANA. SALE DEED WASIKA NO. 11630, DATED. 22/01/1996 BOUNDED ON THE NORTH BY- MEHAR SINGH ADM.24' SOUTH BY- STREET ADM.15' EAST BY- SUDESH SHARMA ADM.24' WEST BY- KARTAR SINGH ADM.15' NAME OF THE MORTGAGOR - MRS. RAVINDER KAUR W/O IQBAL SINGH	RESERVE PRICE: RS. 8,0,000/- (RUPEES EIGHT LAKH ONLY) EMD: RS. 80,000/- (RUPEES EIGHTY THOUSAND ONLY)



RL 1100910199 <110091>
RL A RD005480710IN
Counter No:1,OP-Code:1
To:JAGMOHAN,
LUDHIANA, PIN:141003
From:KOTAK MAHINDRA BANK LTD.. , 201313
Wt:20grams,
Amt:26.00 ,01/02/2024 ,11:12
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
RL A RD005480961IN
Counter No:1,OP-Code:1
To:RAVINDER,
LUDHIANA, PIN:141003
From:KOTAK MAHINDRA BANK LTD.. , 201313
Wt:20grams,
Amt:26.00 ,01/02/2024 ,11:12
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
RL A RD005480842IN
Counter No:1,OP-Code:1
To:JAGMOHAN,
LUDHIANA, PIN:141003
From:KOTAK MAHINDRA BANK LTD.. , 201313
Wt:20grams,
Amt:26.00 ,01/02/2024 ,11:12
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
RL A RD005480723IN
Counter No:1,OP-Code:1
To:RAVINDER,
LUDHIANA, PIN:141003
From:KOTAK MAHINDRA BANK LTD.. , 201313
Wt:20grams,
Amt:26.00 ,01/02/2024 ,11:12
<<Track on www.indiapost.gov.in>>

