



Kotak Mahindra Bank

Registered Post

Dated:-04-01-2024

1. MR. KUNAL SHARMA
2. MRS. POOJA SHARMA

(BORROWER)  
(CO-BORROWER)

**BOTH AT:**

FLAT NO - 308, TOWER 4 PANCHSHEEL WILLINGTON,  
CROSSING REPUBLIC GHAZIABAD,  
GHAZIABAD, UTTAR PRADESH- 201002

**BOTH ALSO AT:**

C010405, CRESCENT PARK, EBONY,  
GREENS SHAPUR, BAMHETA, NEAR  
LAL KUAN, GHAZIABAD- 201002

Dear Sir/Madam,

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

1. We refer to Demand Notice dated **16.12.2020** issued by **Kotak Mahindra Bank Limited** (hereinafter referred to as "**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. 401HFP63928077, 401TSH63699869, 401HSL63699826 wherein we had called upon you to pay the dues of **Rs. 32,11,827/- (Rupees Thirty Two Lakh Eleven Thousand Eight Hundred and Twenty Seven Only)** as of **15.12.2020** with further applicable interest from **16.12.2020** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by **BAJAJ HOUSING FINANCE LIMITED (BHFL) subsequently assigned to Kotak Mahindra Bank Ltd.** within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
2. BHFL has vide an assignment agreement dated **30.03.2020** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited along with all the rights, title, security interests, benefits, financial documents, in the facilities granted by BHFL 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 legally entitled to receive the repayment of the financial assets 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 assets. KMBL has become the absolute owner of the said account and all right, title and interest in respect of outstanding amount pertaining to above said accounts is now vested with KMBL.
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 **16.09.2021** in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.
4. 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 and on the basis of

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.



report of valuer, auction of the Secured Asset as mentioned in Annexure "A" was conducted on various occasions. However, they all failed for want of bidders. Details of said auctions are mentioned below:

Auction Date	Reserve Price	Sale Notice Date
17.11.2021	Rs.24,00,000/-	11.10.2021
31.01.2023	Rs. 20,00,000/-	04.01.2023
21.11.2023	Rs.17,00,000/-	10.10.2023

- Subsequent to the Assignment of loan account in its favour , for recovering its legal dues, KMBL is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" will not be sold and which sale will be on "as is where is basis and 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 KMBL 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 15 (Fifteen days from the date of this notice ALONG WITH THE EXISTING ENCUMBRANCES IF ANY 'AS IS WHERE IS BASIS & AS IS WHAT IS BASIS & WHATEVER THERE IS BASIS', unless we receive the entire outstanding amount i.e. Rs. 39,87,224/- (Rupees Thirty Nine Lakh Eighty Seven Thousand Two Hundred And Twenty Four Only ) as of 03.01.2024 along with future interest applicable from 04.01.2024 and other charges as demanded in the instant-notice, within the statutory period of 15 (Fifteen) 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 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".:

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	23-01-2024
2	TIME OF AUCTION	12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
3	LAST DATE FOR SUBMISSION OF EMD WITH KYC IS	22-01-2024 UP TO 7:00 PM (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD. 7th Floor, Plot No.- 7, Sector -125, Noida Uttar Pradesh-201313
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <a href="https://bankauctions.in">https://bankauctions.in</a>

- Please treat this notice as Notice under Rule 8(5) read with proviso to Rule 9 Clause (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers a notice of 15 (Fifteen) days for sale of the secured asset.
- Post the expiration of the said 15 (Fifteen) days, KMBL shall be entitled to sell the 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.
- 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



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. KUNAL SHARMA 2. Mrs. POOJA SHARMA  <b>Loan No.</b> 401HFP63928077, 401TSH63699869, 401HSL63699826	Rs. 39,87,224/- (Rupees Thirty Nine Lakh Eighty Seven Thousand Two Hundred And Twenty Four Only )/- as of 03.01.2024 along with future interest applicable from 04.01.2024 until payment in full	ALL THAT PIECE AND KMBLEL OF FLAT BEARING NO C010405, ON 4TH FLOOR, SUPER AREA MEASURING 96.01 SQ MTRS., TYPE 2Bhk IN BUILDING C-01, IN'EBONY GREENS', 'CRESCENT KMBL SITUATED IN VILLAGE SHAHPUR BAMHETA, NH24, GHAZIABAD UP - 201002  <b>BOUNDED AS FOLLOWS:</b> NORTH - OPEN AREA, EAST- OPEN AREA, WEST - FLAT NO.404, SOUTH - FLAT NO.406.  <b>Name of the Mortgagor:</b> Mr. Kunal Sharma	<b>Reserve Price:</b> <b>Rs. 17,00,000/-</b> <b>(Rupees Seventeen Lakh Only)</b>  <b>EMD: Rs.</b> <b>1,70,000/-</b> <b>(Rupees One Lakh Seventy Thousand Only)</b>



भारतीय डाक



RL 1100910199 <110091>  
RL A RD977800792IN  
Counter No:1,OP-Code:1  
To:KUNAL SHARMA,  
GHAZIABAD, PIN:201002  
From:KOTAK MAHINDRA BANK LIMITED.. , 201313  
Wt:25grams,  
Amt:32.00 ,05/01/2024 ,09:46  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 1100910199 <110091>  
RL A RD977800789IN  
Counter No:1,OP-Code:1  
To:POOJA SHARMA,  
GHAZIABAD, PIN:201002  
From:KOTAK MAHINDRA BANK LIMITED.. , 201313  
Wt:25grams,  
Amt:32.00 ,05/01/2024 ,09:47  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 1100910199 <110091>  
RL A RD977800775IN  
Counter No:1,OP-Code:1  
To:KUNAL SHARMA,  
GHAZIABAD, PIN:201002  
From:KOTAK MAHINDRA BANK LIMITED.. , 201313  
Wt:25grams,  
Amt:32.00 ,05/01/2024 ,09:47  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>

भारतीय डाक



RL 1100910199 <110091>  
RL A RD977800761IN  
Counter No:1,OP-Code:1  
To:POOJA SHARMA,  
GHAZIABAD, PIN:201002  
From:KOTAK MAHINDRA BANK LIMITED.. , 201313  
Wt:25grams,  
Amt:32.00 ,05/01/2024 ,09:47  
<<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>>