



5/10
26/2/24
Kotak Mahindra Bank

Registered Post

Dated: 26.02.2024

1. M/S JALARAM FLEXO LAMINATES PRIVATE LIMITED
2. MR. HARDIK VASANT KHAKKHAR
3. MR. VASANTKUMAR RATILAL KHAKKHAR
4. MRS. RENUKABEN VASANT KHAKKHAR

ALL AT:

24, SHIVAJI NAGAR G1, VEDANT RESIDENCY, OPPOSITE
HDFC BANK, CEMENT ROAD, SHANKAR NAGAR,
NAGPUR, MAHARASHTRA-440010

ALL ALSO AT:

EASTERN PORTION, KH NO. 201/1, PSK NO 06 WARD NO1, MOUZA
WADDHAMNA, VILLAGE WADHDHAMMA, HINGA
TO WADDHAMMA ROAD, TEHSIL HINGNA, NAGPUR,
NAGPUR, MAHARASHTRA INDIA, 441110 WESTERN PORTION,
KH NO 201/1, PSK NO 6, MOUZA WADDHAMNA, TEHSIL HINGNA,
NAGPUR, MAHARASHTRA, INDIA, 440023

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated 17.06.2019 issued by PNB HOUSING FINANCE LTD (hereinafter referred to as "PNBHFL" 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. NHL/NAG/0318/506216 wherein PNBHFL had called upon you to pay the dues of **Rs. 11,99,22,486.20/- (Rupees Eleven Crore Ninety Nine Lakhs Twenty Two Thousand Four Hundred Eighty Six and Twenty Paise Only)** outstanding as on 17.06.2019 with further interest applicable from 18.06.2019 until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by PNBHFL within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. PNBHFL has vide an assignment agreement dated **04.03.2023 ("Assignment Agreement")** has assigned the debts due and payable by you under loan account no. NHL/NAG/0318/506216 in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all the rights, title, security interests, benefits, financial documents, in the facilities granted by PNBHFL 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 account is now vested with 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 PNBHFL has taken Physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as "**Secured Assets**") on **28.09.2019** 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 30.09.2019 passed by Hon'ble District Metropolitan, Nagpur, under Section 14 of the said SARFAESI Act.



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.

4. After taking possession of the secured asset, the said property was put on auction by PNBHFL in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 on various dates and lastly on 17.03.2021. All the auctions conducted have failed for want of bidder(s).
5. Subsequent to the Assignment of loan account in its favour , for recovering its legal dues, The Bank is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Asset will not be sold and which sale will be on "as is where is and whatever is basis".
6. 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 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 read with proviso to Rule 9(1) 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. 11,99,22,486.20/- (Rupees Eleven Crore Ninety Nine Lakh Twenty Two Thousand Four Hundred Eighty Six and Twenty Paise Only)** outstanding as on **17.06.2019** with further interest applicable from **18.06.2019** until payment in full and other charges as demanded in our notice, within the statutory period of 15 (Fifteen) days, from the date of present 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 not that you are further liable to make good the loss incurred after sale of the secured asset, if any.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A". The auction shall be scheduled as under:

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	14.03.2024
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	13.03.2024 UP TO 6:00 P.M.(IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD 5 TH FLOOR, ADAMAS PLAZA 166/16 CST ROAD, KALINA, SANTACRUZ-EAST MUMBAI - 400098
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTPS://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8 Clause (5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the 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 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

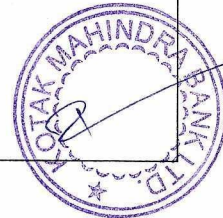
For Kotak Mahindra Bank Limited

Authorized Officer



ANNEXURE - "A"

Name of the Borrowers & Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (Rs.) & EMD (Rs.)
1. JALARAM FLEXO LAMINATES PRIVATE LIMITED 2. MR. HARDIK VASANT KHAKKHAR 3. MR. VASANTKUMAR RATILAL KHAKKHAR 4. MRS. RENUKABEN VASANT KHAKKHAR LOAN ACCOUNT NO. NHL/NAG/0318/506216	RS. 11,99,22,486.20/- (RUPEES ELEVEN CRORE NINETY NINE LAKH TWENTY TWO THOUSAND FOUR HUNDRED EIGHTY SIX AND TWENTY PAISE ONLY) OUTSTANDING AS ON 17.06.2019 WITH FURTHER INTEREST APPLICABLE FROM 18.06.2019 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.	EASTERN PORTION, KH NO. 201/1, PSK NO. 06, WARD NO. 1, MOUZA WADDHAMNA VILLAGE WADHDHAMNA, HINGNA TO WADDHAMNA ROAD, TAH HINGNA, NAGPUR, NAGPUR, MAHARASHTRA, INDIA, 441110. WESTERN PORTION, KH NO. 201/1, PSK NO. 6, MOUZA WADDHAMNA, VILLAGE WADDHMANA, HINGNA TO WADDHAMNA, TAH HINGNA, NAGPUR, MAHARASHTRA, INDIA, 441110 NAME OF THE MORTGAGOR : JALARAM FLEXO LAMINATES PRIVATE LIMITED	RESERVE PRICE RS. 5,20,00,000/- (RUPEES FIVE CRORE TWENTY LAKH ONLY) EMD RS. 52,00,000/- (RUPEES FIFTY TWO LAKH ONLY)



भारतीय डाक



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NAGPUR GPO, PIN:440001
From:KOTAK MAHINDRA BANK LTD , MOIDA-201313
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<<Track on www.indiapost.gov.in>>

भारतीय डाक



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<<Track on www.indiapost.gov.in>>

भारतीय डाक



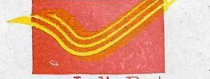
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भारतीय डाक



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भारतीय डाक



India Post

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<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

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From:KOTAK MAHINDRA BANK LTD , MOIDA-201313
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<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

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<<Track on www.indiapost.gov.in>>

भारतीय डाक



India Post

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<<Track on www.indiapost.gov.in>>