

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: : PLOT NO. 8, FIRST FLOOR W.H.C ROAD, SHANKAR NAGAR, NAGPUR, MAHARASHTRA 440010

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

BHFL HAS ASSIGNED THE DEBT IN FAVOUR OF KOTAK MAHINDRA BANK LTD. (KMBL) VIDE ASSIGNMENT AGREEMENT DATED 30.03.2020 & NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (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 AUTHORIZED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON 20.07.2021, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BHFL & WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” FOR **REALIZATION OF BANK’S DUES**.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

SCHEDULE A: ALL PIECE AND PARCEL OF THE PROPERTY BEING PART FAMILY UNIT NO D-1, (104) ON THE FIRST FLOOR IN BLOCK-II CARPET AREA 650 SQ FT IN “SAI VIHAR “BLOCK ‘1’, ‘2’ & ‘3’ SITUATED AT DALDAL SEONI NEAR DUBEY COLONY ½ KM . AWAY FROM MAIN ROAD UNDER MUNICIPAL CORPORATION WARD NO.26 KUSHA BHAI THAKRE RAIPUR C.G. FOUNDED IN THE: NORTH BY: COORIDORE, SOUTH BY: BLOCK –III, EAST BY: OPEN SPACE, WEST BY: FLAT NO. E-1

SCHEDULE B: AN UNDIVIDED PROPORTIONATE SHARE IS 1/6 OF THE BUILT UP AREA OF THE FLAT IN ALL PIECE AND PARCEL OF LAND COMPRISED IN LAND BEARING KH NO. 673/6 & 683/1 TOTAL AREA 37122 SQ FT COVERED BY “SAI VIHAR” BLOCK ‘1’ ‘2’ & ‘3’ CONDOMINIUM, VILLAGE DALDAL SEONI RAIPUR FOUNDED IN THE: NORTH: SELLERS LAND, SOUTH: MAIN ROAD, EAST: SELLERS LAND, WEST: OTHERS LAND.

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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
MR. ROHIT SETHI (BORROWER) MRS. MRS. ROMA SETHI (CO-BORROWER) BOTH AT: HOUSE NO. 104, B BLOCK, SAI VIHAR APARTMENT, DALDAL SEONI ROAD, OPP. ELECTRIC OFFICE, MOHA, DALDAL SEONI, RAIPUR, CHHATTISGARH - 492007 LOAN NO. 454TSH59476047, 454HSL59475614, 454TSH59475737 TOTAL OUTSTANDING: RS..27,69,492 (RUPEES TWENTY SEVEN LAKH SIXTY NINE THOUSAND FOUR HUNDRED NINETY TWO ONLY) AS OF 21.09.2021 WITH APPLICABLE RATE OF INTEREST AT THE CONTRACTUAL RATE AS PER THE LOAN AGREEMENT ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.	1) E-AUCTION DATE: 26.10.2021 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 25.10.2021 UP TO 7:00 P.M. (IST.) 3) DATE OF INSPECTION: 15.10.2021 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE: RS.14,00,000 /- (RUPEES FOURTEEN LAKH ONLY) EMD: RS.1,40,000 /- (RUPEES ONE LAKH FORTY THOUSAND ONLY) BID INCREMENT: RS.10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “**KOTAK MAHINDRA BANK LIMITED**” PAYABLE AT RAIPUR OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958, BRANCH NARIMAN POINT MUMBAI, BRANCH CODE 0641.

THE BORROWER’S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE 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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAJENDER DAHIYA (+91**

8448264515), MR. GURPAL SINGH (+91 7888430250) & MR. DIPENDRA RATHOD (+91 9860338348).

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 WEBSITE I.E. [WWW.KOTAK.COM](http://www.kotak.com) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: RAIPUR
DATE: 22.09.2021**

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**