

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

REGIONAL OFFICE : 7TH FLOOR, PLOT NO. 7, SECTOR – 125, NR. AMITY UNIVERSITY, NOIDA, UP – 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 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 AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** THE SECURED CREDITOR ON 09.11.2022., PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **ESSEL FINANCE BUSINESS LOAN 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

PROPERTY NO.1 :- PLOT MEASURING 83 SQ.YRDS: COMPRISING IN KHASRA NO. 32/4 MIN, GALI NO 10 ,ADARSH COLONY ,BIHARIPUR,SITUATED AT VILLAGE DUNDAHERA PARGANA LONI TEHSIL AND DIST. GHAZIABAD.

PROPERTY NO -2 :- PLOT MEASURING 56 SQ.YRDS: COMPRISING IN KHASRA NO. 32/3 MIN, GALI NO 08, ADARSH COLONY ,BIHARIPUR,SITUATED AT VILLAGE DUNDAHERA PARGANA LONI TEHSIL AND DIST. GHAZIABAD

PROPERTY NO 3:- PLOT MEASURING 50 SQ.YRDS:COMPRISING IN KHASRA NO. 31/3 MIN, GALI NO 11 ADARSH COLONY ,BIHARIPUR, SITUATED AT VILLAGE DUNDAHERA PARGANA LONI TEHSIL AND DIST. GHAZIABAD

PROPERTY NO.4 :-PLOT MEASURING 50 SQ.YRDS: COMPRISING IN KHASRA NO. 31/3 MIN, GALI NO 10 ADARSH COLONY ,BIHARIPUR,SITUATED AT VILLAGE DUNDAHERA PARGANA LONI TEHSIL AND DIST. GHAZIABAD

PROPERTY NO 5:- MEASURING 50 SQ.YRDS: HOUSE NO 113, KHASARA NO 31/3 MIN, GALI NO 10 , ADARSH COLONY, BIHARI PURA, SITUATED AT VILLAGE DUNDAHERA PARGANA LONI TEHSIL AND DIST. GHAZIABAD.

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
M/S SAI CONSTRUCTION (BORROWER) THROUGH ITS AUTHORISED PARTNER MR.TULSI RAM MRS.LAJJAVATI C/O MR TULSI RAM (CO- BORROWER) MS. PRIYANKA D/O MR. TULSI RAM (CO- BORROWER) MR.TULSI RAM S/O MR. SWAMI DIN (CO- BORROWER) ALL AT: HOUSE 113, ADARSH COLONY, BIHARIPURA, VILL DUNDAHERA TEHSIL LONI, GHAZIABAD, UTTAR PRADESH – 201001 ALL ALSO AT – 309/310, 3 RD FLOOR , MSX 2 ND SECTOR, ALPHA 1 , GREATER NOIDA UTTAR PRADESH -201310 ALL ALSO AT- I 56 DELTA 1 , GREATER NOIDA , UP 201308	1) E-AUCTION DATE :- 28.12.2022 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 27.12.2022 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION: 09.12.2022 BETWEEN 11:00 AM TO 4:00 PM (IST)	PROPERTY NO.1 RESERVE PRICE RS. 10,83,000/- (RUPEES TEN LAKH EIGHTY THREE THOUSAND ONLY) EMD:-: RS. 1,08,300/- (RUPEES ONE LAKH EIGHT THOUSAND THREE HUNDRED ONLY) BID INCREMENT

LOAN NO. LNDEL00615-160000154

TOTAL OUTSTANDING: RS. 45,52,521/- (RUPEES FORTY FIVE LAKH FIFTY TWO THOUSAND FIVE HUNDRED TWENTY ONE ONLY) AS OF 21.11.2022 ALONG WITH FUTURE INTEREST APPLICABLE FROM 22.11.2022 UNTIL PAYMENT IN FULL.

RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES

PROPERTY NO.2

RESERVE PRICE
RS. 9,19,000/- (RUPEES NINE LAKH NINETEEN THOUSAND ONLY)

EMD:- RS. 91,900/- (RUPEES NINETY ONE THOUSAND NINE HUNDRED ONLY)

BID INCREMENT

RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES

PROPERTY NO.3

RESERVE PRICE
RS. 7,87,000/- (RUPEES SEVEN LAKH EIGHTY SEVEN THOUSAND ONLY)

EMD:- RS.78,700/- (RUPEES SEVENTY EIGHT THOUSAND SEVEN HUNDRED ONLY)

BID INCREMENT

RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES

PROPERTY NO.4

RESERVE PRICE
RS. 6,52,000/- (RUPEES SIX LAKH FIFTY TWO THOUSAND

		<p>ONLY)</p> <p>EMD:- RS. 65,200/- /- (RUPEES SIXTY FIVE THOUSAND TWO HUNDRED ONLY)</p> <p>BID INCREMENT</p> <p>RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES</p> <p>PROPERTY NO.5</p> <p>RESERVE PRICE RS. 13,28,000/- (RUPEES THIRTEEN LAKHS TWENTY EIGHT THOUSAND ONLY)</p> <p>EMD:- RS. 1,32,800/- (RUPEES ONE LAKHS THIRTY TWO THOUSAND EIGHT HUNDRED ONLY)</p> <p>BID INCREMENT</p> <p>RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES</p>
--	--	---

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF **“KOTAK MAHINDRA BANK LIMITED” PAYABLE AT** GHAZIABAD 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. AKSHIT SOLANKI (+91 7302111608), MR. SOMESH SUNDRIYAL (+91 9910563402), MR. SUMIT SINHA (+91 9810616493) , MR. PRASHANT GAUTAM(+91 9643615436) & MR. RAJENDER DAHIYA (+91 8448264515).**

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: GHAZIABAD

DATE:

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED