



Kotak Mahindra Bank

ARD/SBPL/2023-24

19/12/2023

To,

1. Skyland Builders Pvt. Ltd. (Borrower),  
B-26-27, Community Centre,  
Janakpuri, New Delhi-110058.

Also At:-

Property No. E-108, Malcha Marg,  
Diplomatic Enclave (Chanakyapuri),  
New Delhi-110021.  
Email:- [lalit2627@gmail.com](mailto:lalit2627@gmail.com)

2. Mr. Prateek Madhan (Mortgagor/ Guarantor),  
13, South Drive, Chhatarpur,  
New Delhi-110074.

Also At:-

B-67, Vasant Vihar, New Delhi-110057.

Dear Sir/Madam,

**SUB:- NOTICE UNDER RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 R/W PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF THE FINANCIAL ASSETS & ENFORCEMENT OF THE SECURITY INTEREST ACT, 2002 (SARFAESI Act)**

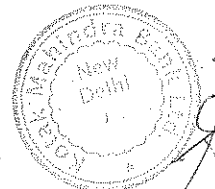
This is pursuant to the action initiated by the Secured Creditor - Kotak Mahindra Bank Ltd (Kotak Bank) available under the provisions of the SARFAESI Act, 2002. Kindly note that you, the aforesaid addressee has failed to repay an amount of ₹ 1,23,74,598.68/- (Rupees One Crore Twenty Three Lakhs Seventy Four Thousand Five Hundred Ninety Eight and Sixty Eight Paise Only) as on 20/06/2023, as demanded in our demand notice dated 20/06/2023 issued u/s 13 (2) of SARFAESI Act with further interest from 21/06/2023 till payment and/or realization from the borrower/ guarantors.

In view of the aforesaid default, we wish to inform you that the Secured Asset/s described in schedule I herein, will be put for sale by way of Public E-Auction through the E-Auction Agency namely M/s e-Procurement Technologies Limited -Auction Tiger on 23/01/2024 from 11:00 AM to 12:00 PM .

Kotak Mahindra Bank Ltd.  
CIN: L65110MH1985PLC038137  
P.P. Trade Centre, Unit No 103  
1st Floor, Plot No.1  
Netaji Subhash Place  
Pitampura, Delhi - 110 034

T +91 11 45020449  
[www.kotak.com](http://www.kotak.com)

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





Kotak Mahindra Bank

The E-Auction Sale notice got published in "Economic Times" on 19<sup>th</sup> December, 2023 which is in English Edition and in "Dainik Jaagran" on 19<sup>th</sup> December, 2023 which is in Hindi Edition. The copies of the relevant pages of E-newspaper for the publication made is attached herewith and marked as **Attachment -I.**

In case you wish to redeem the property, before the aforesaid auction date i.e. 23/01/2024, you may do so by payment of the total outstanding amount as on date to the Bank.

In case you opt not to redeem the property, we request your cooperation in getting the best price by identifying the suitable buyer.

This notice is issued to you in compliance to Rule 8(6) of Security Interest (Enforcement) Rules 2002(as amended).

Yours Truly,

**Authorised officer**  
Kotak Mahindra Bank Ltd  
Prabhjot Singh-VP  
[singh.prabhjot@kotak.com](mailto:singh.prabhjot@kotak.com)  
011-45020449

Enclosures -

1. Copies of relevant E-Paper for the publication as appeared in "Economic Times" on 19<sup>th</sup> December, 2023 which is in English Edition and in "Dainik Jaagran" on 19<sup>th</sup> December, 2023 which is in Hindi Edition.

Copy to:-

3. Mr. Lalit Mohan Madhan (Guarantor),  
13, South Drive, Chhatarpur,  
New Delhi-110074.

Also At:-

B-67, Vasant Vihar, New Delhi-110057.

4. Mrs. Anju Madhan (Guarantor),  
13, South Drive, Chhatarpur,  
New Delhi-110074.

Also At:-

B-67, Vasant Vihar, New Delhi-110057.



Kotak Mahindra Bank

5. Mr. Ankish Madhan (Guarantor),  
13, South Drive, Chhatarpur,  
New Delhi-110074.

Also At:-

B-67, Vasant Vihar, New Delhi-110057.

**Schedule-1**

**Description of Secured Asset/s which is to be sold via E-auction on 23/01/2024 at 11 am**

All that piece and parcel of the immovable property being Ground Floor (above stilt floor) ad.ms. 1991 Sq.ft. with ¼ Stilt area on property bearing no. 48/138, plot area admeasuring 375 sq.yds., known as E-108, Malcha Marg, Diplomatic Enclave, New Delhi-110021.

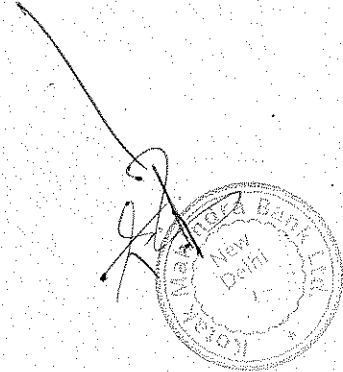
**Boundaries:-**

North- Approach Road

South- Service Road

East- Plot No.137

West- Plot No. 139



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