

Regd. office: 27 BKC, C 27, G-Block, BandraKurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400051, Branch Office: Kotak Mahindra Bank Ltd., 7th Floor, Plot No.-7, Sector -125, Noida, Uttar Pradesh-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 9 (1) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "PNB Housing Finance Limited" (hereinafter referred to as "PNBHFL") the Authorised Officer of PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") has taken the possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 14.09.2017. Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sale the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of **Rs.28,99,295 /-(Rupees Twenty Eight Lakh Ninety Nine Thousand Two Hundred and Ninety Five Only)** outstanding as on 14.05.2025 along with future applicable interest till realization, under the loan account no: HOU/BHO/0415/218111; loan availed by Mr. Naveen Kumar Shrivastava & Mr. Ramesh Chandra Shrivastava as per below details.

Particular	Detail
Date of Auction	20.06.2025
Time of Auction	Between 12:00 pm to 1:00 pm with unlimited extension of 5 minutes
Reserve Price	Rs.10,80,000/- (Rupees Ten Lakh Eighty Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,08,000/- (Rupees One Lakh Eight Thousand only)
Last Date For Submission of EMD with KYC	19.06.2025 up to 6:00 p.m. (IST)
Description Of The Secured Asset	All that Piece and parcel of one Residential Duplex No. D-512 (3BHK) situated at "Aakriti Highland" village Phanda Kalan, Patwari Halka No. 27/38 Revenue Circle No.3 Tehsil Huzur, District Bhopal Total area of Plot 98.00 sq.mtr and on which 59.58sq.mtr on Ground Floor and on which 36.59 sq.mtr on First Floor constructed on Residential House and 38.42 sq.mtr is open area on Ground Floor surrounded by the following boundaries and enclosed along with this deed is also a part of this sale deed. East by: Road, West by: Plot No.D-511, North by: Plot No.D-513, South by: Road.
Known Encumbrances	NIL

The borrowers' 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. Borrowers in particular and public in general may 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. Sumit Sinha (Mob No. +919667225900), Mr. Somesh Sundariyal (Mob No +917078699330) & Mr. Akshit Solanki (Mob No. +917302111608)**. Bidder may also contact the Helpline No. (+91-9152219751) for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/en/bank-auctions.html> provided in the bank's website i.e. www.kotak.com and/or on <https://kotakbank.auctiontiger.net>

Place: Bhopal, Date: 15.05.2025 **Authorized Officer: Kotak Mahindra Bank Limited**