

**Kotak Mahindra Bank Limited** Online E - Auction Sale Of Asset

Registered office: 27 BKC, C-77, G-Block, Bandra/Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051 Branch Office: ...

**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) Rules, 2002.

Notice Is Hereby Given To The Public In General And In Particular To The Borrower (s) And Guarantor (s) That The Below Described Immovable Property Mortgaged/charged To The Secured Creditor, The Physical Possession Of Which Has Been Taken By The Authorised Officer Of Kotak Mahindra Bank Ltd. On 05.09.2022, Pursuant To The Assignment Of Debt In Its Favour By Small Business Fincredit India Pvt. Ltd. (SBFC), Will Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis On 21.02.2023 Between 12:00 Pm To 01:00 Pm With Unlimited Extension Of 5 Minutes, For Recovery Of Rs.20,43,299.15/- (Rupees Twenty Lakh Forty Three Thousand Two Hundred Ninety Nine And Fifteen Paise Only) As Of 30.01.2023 Along With Future Interest Applicable From 31.01.2023 Till Realization, With Cost And Charges Under The Loan Account No.PR00291071 & PR00396120, Due To Kotak Mahindra Bank Ltd., Secured Creditor From Mr. Ramesh Kumar & Mrs Kamlesh Rani. The Reserve Price Will Be Rs. 12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only) And The Earnest Money Deposit Will Be Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand Only) Last Date For Submission Of Emd With Kyc Is 20.02.2023 Up To 6:00 P.m. (IST)

**Property Description:-** All That Piece And Parcel House Measuring 75 Sq. Yards, Comprised Under Khasra No. 798, 799, 800, 801 And 802, Khata No. 20552307 As Per Jamabandi For The Year 1987-88 Hadbast No. 172 Situated At Village Taraf Saldan, Locality Known As Karam Colony, Near Kishor Nagar, Tehsil And District Ludhiana Property Address Known As: House # B-XXII-2140/7b/3, Street No. 6, Kishore Nagar, Tajpura Road, Ludhiana.

The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Sarfaesi 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 Falls 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 Secured Assets Under Sale, Bidder May Contact Mr. Neeraj Kumar(+91 9716686150 & 9115996497), Mr. Akshit Solanki (+91 730211608), Mr. Ravinder Godara (+91 9983999074), & 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> Provided In Kotak Mahindra Bank's Website I.e. [www.kotak.com](http://www.kotak.com) and/or On <https://bankauctions.in/>

PLACE: LUDHIANA DATE: 01.02.2023 Authorized Officer, Kotak Mahindra Bank Limited

**VASTU HOUSING FINANCE CORPORATION LTD**

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Laili Chauhan (Applicant), Seema Chauhan (Co Applicant)	17-Jan-23/ Rs.315646/- as on 05-Jan-23 with further interest and charges thereon	Khasra No 2101 Situated Mauza Arcedia Grant, Pargana Pachwadon Dist Dehradun, Uttarakhand, 248001. North-Land of Smt. Suman Nautiyal, side measuring 38 ft. South-Land of Shri Nitin Tyagi & Shri Fazil Khan, side measuring 38 ft. East - 20 ft wide Road, side measuring 25 ft., West - Land of Shri Nitin Tyagi & Shri Fazil Khan, side measuring 25 ft
HL0000000039242		

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 01.02.2023  
Authorized Officer,  
VASTU HOUSING FINANCE CORPORATION LTD  
Place : Dehradun

**Encore Asset Reconstruction Company Private Limited (Encore ARC)**

5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

**E-AUCTION SALE NOTICE**

E-Auction Sale Notice for sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to City Union Bank Limited to secure the outstanding dues in the loan account since assigned to the Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-EOT-001-Trust ("Secured Creditor"), which is under physical possession of the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 18.02.2023 for recovery of (A) Rs. 7,88,28,235/- (Rupees Seven Crore Eighty Eight Lakhs Twenty Eight Thousand Two Hundred Thirty Five Only) as on 29.12.2022 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured Creditor from borrowers M/s. Hamdard Engineering Works through its prop. Harinder Singh (Borrower), Mrs. Kiran & Mr. Harinder Singh (hereinafter mentioned as Guarantors), (B) Rs. 3,15,22,956/- (Rupees Three Crore Fifteen Lakhs Twenty Two Thousand Nine Hundred Fifty Six Only) as on 29.12.2022 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured Creditor from borrowers M/s. DTM Engineers through its prop. Harkirat Singh (Borrower), Mrs. Kiran & M/s. Hamdard Engineering Works (hereinafter mentioned as Guarantors), (C) Rs. 1,69,17,302/- (Rupees One Crore Sixty Nine Lakhs Seventeen Thousand Three Hundred Two Only) as on 29.12.2022 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured Creditor from borrowers M/s. WS Textiles Industries (Borrower), Mrs. Kiran & M/s. Hamdard Engineering Works (hereinafter mentioned as Guarantors).

The details of Reserve Price and Earnest Money Deposit are mentioned below.

Description of the Immovable Secured Asset	Reserve Price	Earnest Money Deposit (EMD)
Property in the shape of Plot of land for industrial purpose bearing no. 169, measuring 7334 sq yds, situated at Focal point, Mehta Road, Amritsar, East- Sharp Enterprises no. 170, West- Hari Rubber no. 168, North - Passage and Railway line, South Road in the above site area building with Ground Floor - AC sheet of 14860 sq ft and RCC Slab - 2400 sq ft exists.	Rs. 4,85,00,000/-	Rs. 48,50,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to the next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Secured Creditor on mobile no. 9993021940/990332266 or email at [propertyforsale@encorearc.com](mailto:propertyforsale@encorearc.com)

Date: 31.01.2023  
Place: Gurgaon  
Sd/-  
Authorized Officer  
Encore Asset Reconstruction Company Pvt. Ltd.

**POONAWALLA HOUSING FINANCE LTD.** (FORMERLY KNOWN AS MAGMA HOUSING FINANCE LTD)

REGISTERED OFFICE: 602, 6TH FLOOR, ZERO ONE IT PARK, SR. NO. 79/1, GHORPADI, MUNDHWA ROAD, PUNE 411036  
BRANCH OFF UNIT: SCO- 243, SECTOR-12, URBAN ESTATE PART-I, KARNAL- 132001

**E-AUCTION SALE NOTICE**

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd ("PHFL") vide Certificate of Incorporation, the possession of which had been taken by PHFL's Authorised Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described sold on "AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under Rule 8 & 9 of Security Interest (Enforcement) Rules. For detailed T&Cs of sale, please refer to link provided in PHFL's Secured Creditor's website i.e. [www.poonawallahousing.com](http://www.poonawallahousing.com)

PROPOSAL NO. CUSTOMER NAME (A)	DEMAND NOTICE DATE AND OUTSTANDING AMOUNT (B)	NATURE OF POSSESSION (C)	DESCRIPTION OF PROPERTY (D)	RESERVE PRICE (E)	EMD (10% OF RP) (F)	EMD SUBMISSION DATE (G)	INCREMENTAL BID (H)	PROPERTY INSPECTION DATE/TIME (I)	DATE AND TIME OF AUCTION (J)	KNOWN ENCUMBRANCES/COURT CASES IF ANY (K)
LOAN NO. HM/0420/H/17/100175 SHIV KUMAR (BORROWER) GEETA (CO-BORROWER)	Notice date: 14/10/2022 Total Dues: Rs.176369.61 (Rupees One Lacs Seventy Six Thousand Three Hundred Sixty Nine and Sixty One Paises Only) payable as on 14/10/2022 along with interest @ 13.75% p.a. till the realization.	Physical	ALL THAT PIECE AND PARCEL OF MORTGAGED PROPERTY OF PLOT NO. 8, COMPRISED IN KHEWAT NO. 2064, KITTES, RAKBA 34 KANAL 4 MARLA ITS 11/4104 SHARE I.E. 1 MARLA 8 SANSAL, SITUATED AT MOUJA PUNDRI, TEHSIL PUNDRI AND DISTRICT KAITHAL MEASURING 1 MARLA 8 SANSAL // 10FTS 8 INCH X 47 FTS // 55 SQ. YARDS (APPROXIMATELY) BOUNDARIES NORTH-10.5 FT. STREET, SOUTH-10.5 FT. SELLER, EAST- 47 FT. OTHER'S PLOT, WEST- 47 FT. OTHER'S PLOT	Rs. 351881.25/- (Rupees Three Lakh Fifty One Thousand Eight Hundred Eighty One and Twenty Five Paises Only)	Rs. 35188.12/- (Rupees Thirty Five Thousand Eight Hundred Eighty One and Twelve Paises Only)	10-03-2023 Before 5 PM	10,000/-	03-03-2023 (11AM 4PM)	13-03-2023 (11AM 2PM)	NIL

For details and queries on purchase and sale, contact Mr. Iqbal Alam at +91 9958195453

The intending bidders/purchasers are advised to visit PHFL Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects theretofore submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id [Support@bankelections.com](mailto:Support@bankelections.com). Contact Person Vinod Chauhan, Email id- [delhi@c1india.com](mailto:delhi@c1india.com) Contact No- 9813887931. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of "Poonawalla Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 10/03/2023 and register their name at <https://www.bankelections.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to Authorized Officer of Poonawalla Housing Finance Ltd. Mr.AMARJEET SINGH, Address- Sco-243, Sector-12, Urban Estate Part-I, Karnal- 132001 Mobile no. +91 9215555990, e-mail ID [amarjeet.singh2@poonawallahousing.com](mailto:amarjeet.singh2@poonawallahousing.com).  
Authorized Officer Poonawalla Housing Finance Limited (Formerly Known as Magma Housing finance Ltd)

PLACE: KAITHAL, HARYANA  
DATE: 01.02.2023

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