

THROUGH SPEED POST

Date: 26-December-2025

To,

1. Abhinandan Saraogi (Borrower & Mortgager)
Green View Apartment, Flat No. D1
Block - 3, Behind Vishal Cinema Hall
Upper Bhanu Nagar, Siliguri, 734001

Also at:

Abhinandan Saraogi (Borrower & Mortgager)
LED WORLD, Commercial Shop, 1st Floor,
Orchid Mansion, Sevok Road, Siliguri - 734001

2. Priyanka Agarwala (Co-Borrower & Mortgager)
Block B G, 1st Floor, Shyam Vatika,
Sevoke Road, Near Shyam Mandir,
Siliguri, 734001

Also at:

Priyanka Agarwala (Co-Borrower & Mortgager)
LED WORLD, Commercial Shop, 1st Floor,
Orchid Mansion, Sevok Road, Siliguri - 734001

Sub: - Notice of 15 days under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002, for sale of Mortgaged Property / Secured Asset - All that One Shop Room, measuring about 400.59 Sq.ft (the measurement of which includes super built up area) in the First Floor of a four storied building named "Orchid Mansion" situated at Sevoke Road, Road Zone: Panitanki to Pranami Mandir Road together with proportionate undivided share in the land on which the building stands and the said land forms part of MOUZA - Siliguri, R.S Plot No - 9658, R.S Khatian No. 5279, J.L No. 110(88), Touzi No - 3, Pargana - Baikunthapur, Ward No - 13, P.O - Siliguri, P.S - Siliguri, under Siliguri Municipal Corporation, District - Darjeeling, West Bengal, PIN - 734001.

Dear Sir/ Madam,

The Authorized Officer of Kotak Mahindra Bank Ltd. the Secured Creditor, had issued

This is a Public document.

Demand Notice dated **28-08-2024** to you the above mentioned Borrower / Co-Borrower(s)/ Guarantor(s) under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the “Act”), calling upon you the Borrower and Mortgagor/ Mortgagor(s)/ Guarantor(s) to repay the entire dues and discharge the liability of the loan agreement in full within the period stipulated therein. As you the Borrower(s) / Mortgagor(s) / Guarantor (s) above named failed and/or neglected to comply with the said notice within the period stipulated therein, the Authorized Officer has taken over physical possession and control of the aforesaid mortgaged property / secured asset under Section 13 (4) of the Act read with Rule 8 & 9 of Security Interest (Enforcement) Rules, 2002, (The Rule) on **18-06-2025**.

Notice is hereby given to you all that the Authorized Officer of Bank shall now proceed to sell the said Secured Asset by adopting any of the following methods mentioned in Rule 8 (5) of the Rule namely :-

(a) By obtaining quotations from the persons dealing with similar secured assets or otherwise Interested in buying such assets,

OR

(b) By inviting tenders from the public;

OR

(c) By holding public auction,

OR

(d) By private treaty.

As such, you all are hereby advised, in your own interest, to obtain or cause to obtain offers either from the parties dealing in such secured assets or otherwise interested in buying the secured asset at a price beyond which, they may not be interested to quote and submit the same together with their entire offer amount/s by Demand Draft / Pay Order drawn in favour of “Kotak Mahindra Bank Ltd” payable at par, positively within 30 days from the date of this Notice.

Alternatively, you the Borrower(s) / Mortgagor(s) / Guarantor (s) may pay the entire outstanding dues of Bank and redeem the mortgage within the time limit specified hereinabove in which event, possession of the secured asset in question shall be restored to you the Borrower(s) / Mortgagor(s) / Guarantor (s).

Please note that this Notice should not be construed as constituting any commitment on the

part of Bank or the Authorised Officer/s to accept the offer(s) brought in by you or given at your instance and that Bank reserves its right to reject any or all of them without assigning any reason whatsoever. Auction process for sale of the secured Asset is issued and the same have been published in two Newspapers **(Business Standard in English) & (Eai Samay in Bengali) on 26-12-2025**. Furthermore, a copy of its notification is attached herewith for your ready reference in the event you fail and/or neglect to submit any firm and/or valid offer(s) for the secured asset in question within 30 days from the date of this notice or Bank were to reject the offer/s made by you or by the third party(ies) at your instance, then Bank shall proceed further for sale of the secured asset in question as envisaged under the Act and the Rules framed thereunder, without any further intimation / notice to you in terms of the attached notification. Where the proceeds of such sale does not cover the entire outstanding dues of Bank together with further interest thereon, cost, charges, expenses, etc incurred on that account till the date of payment and/or realization thereof, then, you all shall be jointly and/or severally liable to pay the amount that falls short of the total dues as and when demanded by Bank.

Please further note that in the event of your failure to pay the shortfall, Bank reserves its right to proceed against you for recovery of the shortfall as per law.

This Notice is issued to you in terms of the provisions of Sub Rule 6 of Rule 8 of the above Rules.

Yours faithfully,

For Kotak Mahindra Bank Ltd.

Authorized Officer

Enclosed: Notification of Sale cum Auction Notice