



o/c
25/4/24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 25.04.2024

1. **Mr. Vishal Prakash Tankariya** (Borrower)
S/o Mr. Prakashbhai Girdharlal Tankariya
2. **Mr. Amit Prakashbhai Tankariya** (Co-Borrower)
S/o Mr. Prakashbhai Girdharlal Tankariya
3. **Mrs. Nirmalaben Prakashbhai Tankariya** (Co-Borrower)
W/o Mr. Prakashbhai Tankariya
All At:
Rajkot Sy.No. 55/3P Plot No.97 to 116,
Madhav Vatika Tower No.F Flat No.101,
1st Floor Near Jinam Tower Madhapar
Chowkdi, Rajkot Morbi Morbi Highway
Rajkot- 360005

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **18.10.2021** issued by Fullerton India Home Finance Company Limited (hereinafter referred to as "**FIHFCL**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**SARFAESI Act**"), related to Loan Account No. **603807210213508 & 603807510213517** wherein FIHFCL had called upon you to pay the dues of **Rs. 15,82,871.62/- (Rupees Fifteen Lakh Eighty Two Thousand Eight Hundred Seventy One and Sixty Two Paisa Only)** due and payable as on **09.10.2021** along with future interest applicable from **10.10.2021** until payment in full (hereinafter referred as the "**Outstanding Amount**") and payable by you all under the facilities granted by FIHFCL within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such the Authorized officer of FIHFCL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "**Secured Asset**") on 08.01.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of Order dated 11.12.2022 passed by Hon'ble Chief Judicial Magistrate, Rajkot under Section 14 of the said SARFAESI Act.
3. FIHFCL has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter called **KMBL/The Bank**) along with all its rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

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



and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of the outstanding amount pertaining to above said account(s) is now vested with The Bank. Subsequent to the assignment FIHFCL has handed over the physical possession to KMBL on 23.05.2023.

4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of report of valuer, auction of the Secured Asset as mentioned in Annexure "A" was conducted on various occasions. However, they all failed for want of bidders. Details of said auctions are mentioned below:

Auction Date	Reserve Price	Sale Notice Date
17.03.2023	Rs.13,30,000/-	11.07.2023
15.09.2023	Rs. 9,50,000/-	11.08.2023
01.03.2024	Rs. 8,50,000/-	02.02.2024

5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand Only) below which the said secured asset will not be sold and which sale will be on **"as is where is", "as is what is basis" and "whatever there is basis"**.
6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs. 22,24,800/- (Rupees Twenty Two Lakh Twenty Four Thousand Eight Hundred Only)** as of **25.04.2024** along with future interest applicable from **26.04.2024** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	14.05.2024
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	13.05.2024 UP TO 6:00 P.M. (IST.)



4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LIMITED, G1, Twin Tower, Sahara Darwaja, Ring Road Surat – 395 002.
5	MODE OF AUCTION	E-auction through website HTTP://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (fifteen) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).

For Kotak Mahindra Bank Limited

Authorized Officer

ANNEXURE – “A”

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Vishal Prakash Tankariya 2. Mr. Amit Parkashbhai Tankariya 3. Mrs. Nirmalaben Prakashbhai Tankariya
Loan account no.	603807210213508 & 603807510213517
Amount outstanding	
Rs. 22,24,800/- (Rupees Twenty Two Lakh Twenty Four Thousand Eight Hundred Only) as 25.04.2024 along with future interest applicable from 26.04.2024 until payment in full and other charges	
Description of the Mortgaged property	
All that piece and parcel of Residential Property of Flat No.101 with built up area admeasuring 31-77 Sq.Mtr. on 1 st Floor of Tower-F at “Madhav Vatika” constructed over land of Plot No.97 to 116 Collectively admeasuring 2348.50 Sq.Mtrs. of Revenue Survey No.55/3 Paiki of Madhapar of Rajkot. Bounded as: East : Passage then Flat No.102 West : O.T.S then Tower- E North: Open to Sky then Road South: Flat No.103	
Name of the mortgagor(s): Mr. Vishal Prakash Tankaria & Mr. Amit Prakashbhai Tankaria	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand Only)
EMD:	Rs.85,000/- (Rupees Eighty Five Thousand Only)



भारतीय डाक



RL 2013010120 <201301>
RL A RU1015715791H
Center No:1, (P-Code:06ER
To:VISHAL,
RAJKOT HD, PIN:360001
From:KOTAK MAHINDRA BANK LTD , MUDA
Wt:20grams, 27/04/2024 12:30

भारतीय डाक



RL 2013010120 <201301>
RL A RU1015714701H
Center No:1, (P-Code:06ER
To:ANIT,
RAJKOT HD, PIN:360001
From:KOTAK MAHINDRA BANK LTD , MUDA
Wt:40grams,
PS:32.00, 27/04/2024 ,12:30
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 2013010120 <201301>
RL A RU1015713551H
Center No:1, (P-Code:06ER
To:HIRNLAGH,
RAJKOT HD, PIN:360001
From:KOTAK MAHINDRA BANK LTD , MUDA
Wt:40grams,
PS:32.00, 27/04/2024 ,12:30
<<Track on www.indiapost.gov.in>>