

**ONLINE E – AUCTION SALE OF ASSET****KOTAK MAHINDRA BANK LIMITED**

**REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051

**BRANCH OFFICE:** KOTAK MAHINDRA BANK:- 5<sup>TH</sup> FLOOR METRO TOWER A.B. ROAD VIJAY NAGAR INDORE (MP) - 452010

**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 PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE 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 FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO AS "FIHFCL") ON 18.12.2019 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD TO KOTAK MAHINDRA BANK, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF HOUSE PART OF DIVERTED LAND SURVEY NO. 1275 SITUATED AT MOHALLA DURGAPURA TEHSIL NAGDA DISTRICT UJJAIN, MADHYA PRADESH-456335 TOTAL AREA ADMEASURING 92.89 SQ.MTR.

BOUNDED AS:

EAST: ROAD

WEST: GALI

NORTH: HOUSE OF MRS. SAJAN BAI

SOUTH: PLOT OF MR. RAJU S/O LALRAM

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p><b>1. MRS. HEMALATA RAI W/O MR. ARUN RAI</b></p> <p><b>2. MRS. UMA RAI W/O MR. GAGAN RAI</b></p> <p><b>3. M/S MAHIMA SADIJ THROUGH ITS PROPRIETOR MRS. HEMALATA RAI</b></p> <p><b>AT:</b> JAWAHAR MARG, NAGDA BUS STAND, UJJAIN, MADHYA PRADESH- 456335</p> <p><b>4. MR. ARUN KUMAR RAI S/O MR. GAGAN RAI</b></p> <p><b>1,2 &amp; 4 AT:</b> 30 BEHIND CHEMICAL LABOUR COLONY, DURGAPURA NAGDA, UJJAIN, BIRIAGRAM NAGDA, MADHYA PRADESH- 456335</p> <p><b>ALL AT:</b> S.NO. 1275 SITUATED AT MOHALLA DURGAPURA, TEHSIL, NAGDA, DISTRICT UJJAIN, MADHYA PRADESH- 456001</p>	<p>1) E-AUCTION DATE :- 24.06.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 21.06.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 10.06.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 9,50,000/- (RUPEES NINE LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS.95,000/- (RUPEES NINETY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 5,000/-- (RUPEES FIVE THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

<p>LOAN ACCOUNT NO. 601707510224194 &amp; 601707210224188</p> <p>TOTAL OUTSTANDING: <b>RS.35,39,251/- (RUPEES THIRTY FIVE LAKH THIRTY NINE THOUSAND TWO HUNDRED FIFTY ONE ONLY)</b> OUTSTANDING AS ON 23.05.2024 WITH FURTHER INTEREST APPLICABLE FROM 24.05.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT <b>INDORE</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR22033775</b> AND IFSC CODE- <b>KKBK0000631</b> , BRANCH <b>KALINA POINT MUMBAI</b> , BRANCH CODE <b>0641</b>.</p> <p>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.</p> <p>PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR 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 PUBLIC E - AUCTION.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT <b>AKSHIT SOLANKI (+91 7302111608) &amp; MR. PANKAJ T. RAI (+918448264515)</b>. <b>BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p> <p><b>PLACE: UJJAIN</b></p> <p><b>DATE: 05.06.2024</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER</b> <b>KOTAK MAHINDRA BANK LIMITED</b></p>		