

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 LTD. G1,TWIN TOWER, SAHARA DARWAJA, RING ROAD SURAT – 395 002**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 23.12.2022. 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 LAND BEARING PLOT NO.20 ADMEASURING ABOUT 44.59 SQ.MTR. (AFTER KJP IT IS BLOCK NO.9, SUB PLOT NO.1/20, ADMEASURING ABOUT 49.41 SQ.MT.) OF SAI PAVITRA RESIDENCY ORGANIZED ON LAND BEARING OLD BLOCK NO.7 AFTER RESURVEY NEW BLOCK NO.9 ADMEASURING 11587 SQ.MT. OF HALDHARU SUB-DISTRICT KAMREJ, DISTRICT SURAT. **BOUNDED AS:** EAST: ADJOINING PLOT, WEST: ENTRY & ROAD, NORTH: PLOT NO.21, SOUTH: PLOT NO.19.

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
1. MR. VIKASH KUMAR (BORROWER) S/O MR. AMBIKA AT: 1271- VISHNU NAGAR, TALANGPOR ROAD, PALIGAM SACHIN, PALI, SACHIN, SURAT, CHORASI, GUJARAT- 394230	1) E-AUCTION DATE :- 28.06.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :-27.06.2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 19.06.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS. 6,90,000/- (RUPEES SIX LAKH NINETY THOUSAND ONLY) EMD: RS.69,000/- (RUPEES SIXTY NINE THOUSAND ONLY)
2. MRS. NILAM SHIV MURAT (CO-BORROWER) W/O MR. VIKASH KUMAR		BID INCREMENT – RS. 10,000/- (RUPEES FIFTY THOUSAND ONLY) & IN SUCH MULTIPLES.
3. MR. MANOJ KUMAR (CO-BORROWER) W/O MR. AMBIKA ALL AT: 99- ROOM NO.B/9 SUDA SECTOR NO.3 SAINATH SOCIETY, OPPOSITE APPRIAL PARK SACHIN, SURAT, GUJARAT- 394230		
ALL ALSO AT:		

PLOT NO.20 SAI PAVITRA RESIDENCY
BESIDE SHREEJI RESIDENCY NEAR
HALDHARU HIGH SCHOOL,
HALDHARU
PARAB ROAD HALDHARU VILLAGE
SUB-DISTRICT, KAMREJ, SURAT,
GUJARAT- 394310

LOAN ACCOUNT NO. 600207210530105

TOTAL OUTSTANDING: **RS. 17,31,241/- (RUPEES SEVENTEEN LAKH THIRTY ONE THOUSAND TWO HUNDRED FORTY ONE ONLY)** OUTSTANDING AS ON 24.05.2024 WITH FURTHER INTEREST APPLICABLE FROM 25.05.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **SURAT** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22032909** AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

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 FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AKSHIT SOLANKI (+91 7302111608) & MR. REJENDER DAHIYA (+918448264515)**. **BIDDER MAY ALSO CONTACT THE BANK'S IVR 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](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: SURAT

DATE: 05.06.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**