

**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 - ZONE 1, 4TH FLOOR, SIDDHIVINAYAK COMPLEX SHIVRAJNI CROSS ROAD, SATELLITE, AHMEDABAD, GUJARAT- 380015.**

**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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 16.06.2024 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 MORTGAGED PROPERTY BEARING FLAT NO. 305, ON SECOND FLOOR, ADMEASURING ABOUT 62.58 SQ. MTRS. CONSTRUCTION AREA, IN THE SCHEME OF ASTHA CO-OPERATIVE HOUSING SOCIETY LIMITED KNOWN AS “ASHTHA APARTMENT”, SITUATED AT MOUJE VASNA, TALUK SABARMATI, DISTRICT AHMEDABAD ON LAND BEARING FINAL PLOT NO. 383 OF T.P. SCHEME NO. 22 IN REGISTRATION SUB- DISTRICT AND DISTRICT OF AHMEDABAD-4 (PALDI).

BOUNDED AS FOLLOWS:

EAST: FLAT NO. 304,

WEST: FLAT NO. 306,

NORTH: STAIRS AND FLAT NO. 303,

SOUTH: SOCIETY ROAD

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. MR. HARDIK GIRISHBHAI SHAH (BORROWER) S/O MR. GIRISHBHAI JASAWANTLAL SHAH</b></p> <p><b>2. MRS. FALGUNIBEN DIPAKBHAI RAJPUT (CO-BORROWER) W/O MR. DIPAKBHAI RAJPUT</b></p> <p><b>BOTH AT:</b></p> <p>72<sup>ND</sup> FLOOR TEJENDRA PARK, BARRAGE ROAD, VASNA NEAR RAM PARK OPPOSITE EKTA TOWER, AHMEDABAD, GUJARAT-380007</p> <p><b>BOTH ALSO AT:</b> FLAT NO. 305, 2<sup>ND</sup> FLOOR, ASTHA CO-</p>	<p>1) E-AUCTION DATE :- 03.09.2024 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 :- 02.09.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 27.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 25,00,000/- (RUPEES TWENTY FIVE LAKH ONLY)</p> <p>EMD: RS. 2,50,000/- (RUPEES TWO LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

OPERATIVE, HOUSING SOCIETY  
LIMITED, ASTHA APARTMENT, VASNA,  
AHMEDABAD, GUJARAT- 380007.

LOAN ACCOUNT NO.- **600107210201879**

TOTAL OUTSTANDING: RS.33,86,656/-  
(RUPEES THIRTY THREE LAKH EIGHTY SIX  
THOUSAND SIX HUNDRED AND FIFTY SIX  
ONLY) OUTSTANDING AS ON 25.07.2024 WITH  
FURTHER INTEREST APPLICABLE FROM  
26.07.2024 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 **AHMEDABAD** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22194024** 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. BRIJESH PARMAR (+91 9727739158), MR. KISHORE ARORA (+91 7227953457).**  
**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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: AHMEDABAD**

**DATE: 29.07.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**