

Registered office 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051

Corporate Office: Kotak Infinity, Zone-II, 4th Floor, Bldg. No.21, Infinity Park, Off. W.E. Highway, Goregaon, Mumbai – 400 097:

Branch/Regional Office: Kotak Mahindra Bank Ltd, 5th Metro Tower, Vijay Nagar Indore (M.P.) 452001

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to the Kotak Mahindra Bank Ltd and the Physical possession of same has been taken by the Authorized Officer of **Kotak Mahindra Bank Ltd** on 22NDApr 2024 and same shall be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATSOEVER THERE IS**" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt. Ltd. i. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Date of Inspection of Immovable properties
(LAP18404293/LAP18404806/LAP18404888/LAP18405660 And common CRN all loan accounts-248048440) 1) M/s Pithalia Complex Through Its All Partners Having Address At: Pithalia Complex K. K. Road, Station Ward Raipur – 492009. C.g. Also At: Office No-A, B, C, D First Floor, Pithalia Complex, Raipur, Kh. No. 88/2, 88/3, Rme Works, K. K. Road, Indira Gandhi Ward Raipur, Tehsil And Dist. Raipur C.G 492001. (Borrower). 2) Mr. Bhupesh Kumar Pithalia , Having Address At: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009. C.g (Co-borrower /partners). 3) Bharat Kumar Pithalia Having Address At: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009. C.g. (Co-borrower /partners). 4) Damyanti Pithalia Having Address: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009. C.g. (Co-borrower /partners). 5) Kalpana Pithalia Having Address: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009.c.g. (Co-borrower /partners). 6) Jayesh Kumar Pithalia Having Address: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009. C.g. (Co-borrower /partners). 7) Hitesh Pithalia Having Address: 9-391, K. K. Road Rme Works Fafadin Chowk, Raipur 492009. C.g. (Co-borrower /partners)	Demand Notice dated 31-08-2023, Rs. 10,19,67,712.27/- (Rupees Ten Crore Nineteen Lakhs Sixty Seven Thousand Seven Hundred Twelve and Twenty Seven Paisa Only) as on dated 28-08-2023	All the piece and parcel Commercial property Office No-A,B,C,D First Floor, Pithalia Complex, RAIPUR, Kh No 88/2, 88/3, Total area 28706 SQ FT RME works, K.K Road, Indira Gandhi , Ward, Raipur, Tehsil and Dist. Raipur C.G 492001. Detail of Property No.-A,B,C,D. Office No-A First Floor Pithalia Complex, measuring about built up area 1551.93 SQ. FT. super built up area 2062.85 SQ FT part of KH No.82/2,88/3, KK Road Indira Gandhi Ward Raipur CG 492001, Office No-B First Floor Pithalia Complex, measuring about built up area 3069 SQ. FT. super built up area 3989.7 SQ FT part of KH No.82/2,88/3, KK Road Indira Gandhi Ward Raipur CG 492001, Office No-C First Floor Pithalia Complex, measuring about built up area 1551.93 SQ FT super built up area 2062.85 SQ FT part of KH No.82/2,88/3, KK Road Indira Gandhi Ward Raipur CG 492001, Office No-D First Floor Pithalia Complex, measuring about built up area 2940 SQ FT super built up area 3822 SQ FT part of KH No.82/2,88/3, KK Road Indira Gandhi Ward Raipur CG 492001.	Rs. 16,43,77,998/- (Rupees Sixteen Crore Forty Three lakhs Seventy Seven Thousand Nine Hundred Ninety Eight only) Earnest Money Deposit (EMD) 10%Less Rs. 1,64,37,800/- (Rupees One Crore Sixty Four Lakhs Thirty Seven Thousand Eight Hundred Only)	12/Jun/2024 11:00 hrs – 12:00 hrs Date/ time of Auction 23/Aug/2024 from 11:00 hrs to 12:00 hrs
	Bid Increase Amount 10,00,000/-	Last Date for Submission of Offers / EMD:- 22/ Aug/2024, till 5.00 pm.		

Important Terms & Conditions of Sale:

(1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt Ltd i.e. <https://www.bankeauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankeauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner Dharani Krishna, through Mobile No.: 9948182222 & E-mail ID: mpcp@c1india.com & support@bankeauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the properties/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankeauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Delhi along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. (5) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by KMBL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest; (6) The successful bidder shall pay 1% of Sale price towards TDS on the PAN No. AADFP0364M (out of the sale proceeds) and submit TDS Certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the Authorised Officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, contact the Authorized Officer [Ravindra Dwivedi@9197164443818](mailto:RavindraDwivedi@9197164443818), and Mr. Ashok Motwani @ 9873737351 at above mentioned Regional office of Bank.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.