

	<p style="text-align: center;"><u>KOTAK MAHINDRA BANK LIMITED</u></p> <p style="text-align: center;">Registered Office 27,BKC C27, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051</p> <p style="text-align: center;">Branch Office:- # 6-3-1109/1, 2nd Floor, Navabharat Chambers, Rajbhavan Road,Somajiguda, Hyderabad – 500 082</p>	<p style="text-align: center;">APPENDIX-IV-A</p> <p style="text-align: center;">[REFER PROVISION TO RULE 8(6)]</p>
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E-AUCTION SALE NOTICE FOR SALE IMMOVABLE PROPERTIES

E-Auction Cum Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisions to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Properties/Property mortgaged/charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Limited,(Secured Creditor/Kotak Mahindra Bank Limited) will be Sold on **“AS IS WHERE IS”, AS IS WHAT IS”** and **“WHATEVER THERE IS”** is on **24.02.2025** for recovery of Bank dues of **Rs.6,59,11,642.37/- (Rupees Six Crore Fifty Nine Lakhs Eleven Thousand Six Hundred Forty Two and Paise Thirty Seven Only) as on 16-Jan-2025** due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor **1. M/s Ankur Enterprises,** Represented by its proprietor, Mr. Ashok Kumar Jain, D.No 563, G T Road, Guntur – 522005. **(Borrower)** **2. Mr. Ashok Kumar Jain, S/o Mr. Hira Lal Jain,** Door No 4-5-27/4, Vidya Nagar, 3/2nd Lane, Jain House, Pattabhipuram, Guntur 522006. **Also at Mr. Ashok Kumar Jain, S/o Mr. Hira Lal Jain,** Flat no. 502, Grand Palace, Vidyanagar 3rd Lane, 4th Cross, Guntur - 522 007**(Co-Borrower/Guarantor)** **3. Mr. Ankur Jain Barjayita, S/o Mr. Ashok Kumar Jain,** Door No 4-5-27/4, Vidya Nagar, 3/2nd Lane, Jain House, Pattabhipuram, Guntur 522006. **Also at: Mr. Ankur Jain Barjayita, S/o Mr. Ashok Kumar Jain,** Flat no. 502, Grand Palace, Vidyanagar 3rd Lane, 4th Cross, Guntur-522 007 **(Borrower)** Short description of Immovable Properties/Property with known encumbrances and certain terms of the sale:-

Loan Account No	Name of the Borrower / Co-Borrower(s) /Guarantor (S)	Demand Notice Amount and Date	Reserve Price (RP)	EMD (10% of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Outstanding	Known Encumbrances, If Any,
BBA_WC 8912144065, BBA_WC 7747TL010000088, BBA_WC 7747TL010000080, BBA_WC 7747TL010000036 & BBA_WC 7747CL010000038 (CRN 289797570)	1. M/s Ankur Enterprises 2. Mr. Ashok Kumar Jain 3. Mr. Ankur Jain Barjayita,	Rs.5,02,97,753.10 Ps (Rupees Five Crore Two Lakhs Ninety Seven Thousand Seven Hundred Fifty Three and Paise Ten Only) as on 14-09-2023	Rs.5,00,00,00/-	Rs.50,00,000/- 10% EMD amount & Last date of Bid Submission is 21-Feb-2025 before 4pm	04-Feb-2025 & 05-Feb-2025 Time 11am to 3pm	24-Feb-2025 & Time 2p m to 3p m	Rs.6,59,11,642.37/- as on 16-Jan-2025	NIL
Details of the Immovable Properties/Property		<p><u>Mortgage Properties</u></p> <p>An Extent of Ac 0.63 cents or equivalent to He 0.252 roof vacant land situated in Survey No 245/4 of Ankireddypalem within the area of New Guntur Municipal Corporation limits, Nallapadu Sub District, Guntur district admeasuring Ac. 0.63cents and installation of Electricity together with all existing buildings and structures thereon and buildings and structures as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future and bounded by</p> <p>East : Road, 159 Links South : Land belongs to Agricultural forms, 408 links West : Land belongs to Agricultural forms, 144 links North : Land belongs to Kunchakarla Elizebath, 417 links</p>						

		Within these boundaries an extent of Ac 0.63 cents or He 0.252 roof land sold and given possession of property. Patta No 1086, pattadar pass book title deed and not assigned land certificate were submitted along with this document in Sub Registrar's office Nallapadu
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The Auction will be conducted online through the Bank's approved Service provider M/s C1 India Private Limited, at their web Portal www.bankeauctions.com.

The Authorised Officer shall have absolute discretion to cancel the e-auction at any point of time, without assigning any reason.

For detailed terms and conditions of E-Auction sale tender document containing online e-auction Bid Form, Declaration etc, Please refer to the link provided in www.bankeauctions.com & <https://www.kotak.com/en/bank-auctions.html> and also contact Mr. Ramachandran Mob 9515662010 Mr Nagendra 8976898308 Mr Karun 9686812683

Date :- 21-Jan-2025

Place:- Guntur