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27/12/24

Kotak Mahindra Bank

Registered/Speed Post

Dated: 27.12.2024

1. **Mr. Jagdish Kumar Purohit**
S/o Mr. Omkarji Purohit

(Borrower)

2. **Mrs. Manjula Devi**
W/o Mr. Jagdish Kumar Purohit

(Co-Borrower)

Both At:

Flat No. D-302, 3rd Floor Raj Palace,
Near Kadodara Char Rasta,
Palsana Kadodara, Surat,
Gujarat- 394325

Both Also At:

Flat No.201, 2nd Floor Building D,
Raj Palace in Patel Park Society,
Near Kadodara Nagar, Seva Sadan
Surat, Kadodara Road, Village
Kadodara Sub- District Palsana,
Surat, Gujarat- 394327

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **24.06.2021** issued by Fullerton India Home Finance Company Limited (hereinafter referred to as "FIHFCL") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. **600207210530850** wherein FIHFCL had called upon you to pay the dues of **Rs.7,90,151.38/- (Rupees Seven Lakh Ninety Thousand One Hundred Fifty One and Thirty Eight Paise Only)** due and payable as on **18.06.2021** along with future interest applicable from **19.06.2021** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by FIHFCL within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. **FIHFCL** has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all its rights, title, interests, benefits in the facilities granted by "FIHFCL" with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

7th Floor, Plot No. 7, Sector-125, T +91 12 06173761
Noida, Uttar Pradesh - 201 313. www.kotak.com

Registered Office:

27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account and all rights, title and interest in respect of the outstanding amount pertaining to above said account is now vested with The Bank.

3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such the Authorized officer of FIHFCL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 21.12.2022 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 06.06.2022 passed by Hon'ble District Magistrate, Surat under Section 14 of the SARFAESI Act. Thereafter FIHFCL has handed over the possession of the property to KMBL on dated 09.05.2023.
4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and on the basis of the report of the valuer, auction of Secured Asset as mentioned in Annexure "A" was conducted on various occasions and lastly on 19.11.2024 with the Reserve Price of 4,80,000/- (Rupees Four Lakh Eighty Thousand Only). However, they all failed for want of bidders.
5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs.4,80,000/- (Rupees Four Lakh Eighty Thousand Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.
6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs.11,71,891 /- (Rupees Eleven Lakh Seventy One Thousand Eight Hundred and Ninety One Only)** as of **27.12.2024** along with future interest applicable from **28.12.2024** in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	21.01.2025
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes





Kotak Mahindra Bank

3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	20.01.2025 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., 1st Floor, Santi Point, Nr. Parag House, Udhana Darwaja, Ring Road, Surat- 395002
5	MODE OF AUCTION	E-auction through website HTTP://BANKAUCTIONS.IN/

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.
9. Post the expiration of the said 15 (fifteen) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).
11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Akshit Solanki (Mob No. +917302111608) & Mr. Kishore Arora (Mob No. +917227953457) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID- rard.customercare@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

For Kotak Mahindra Bank Limited



Authorized Officer






Kotak Mahindra Bank

ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Jagdish kumar Purohit 2. Mrs. Manjula Devi
Loan account no.	600207210530850
Amount outstanding	
Rs.11,71,891 /- (Rupees Eleven Lakh Seventy One Thousand Eight Hundred and Ninety One Only) as of 27.12.2024 along with future interest applicable from 28.12.2024 until payment in full and other charges	
Description of the Mortgaged property	
All that piece and parcel of property bearing Flat No. D-201 admeasuring about 38.83 sq.ft built up situated on the 2 nd Floor of D building of Raj Palace constructed on land bearing Plot No. 60 to 66 organized on land bearing Block No.224 Paikie of Kadodara Sub-District Surat together with proportionate share in the said Land. Property Bounded as: North: Flat No.202 East: Passage South: Star West: Open Space	
Name of the mortgagor: Mr. Jagdishkumar Purohit & Mrs. Manjula Devi	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.4,80,000/- (Rupees Four Lakh Eighty Thousand Only)
EMD:	Rs.48,000/- (Rupees Forty Eight Thousand only)
List of Encumbrances: Not Known	



912

RL 1100510164 <110051>
RL B RD618973723IN
Counter No:2,OP-Code:1
To:JAGDISH,
GUJARAT, PIN:394325
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,
Amt:32.00 ,28/12/2024 ,10:41
<<Track on www.indiapost.gov.in>> 

RL 1100510164 <110051>
RL B RD618973710IN
Counter No:2,OP-Code:1
To:MANJULA,
GUJARAT, PIN:394325
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,
Amt:32.00 ,28/12/2024 ,10:41
<<Track on www.indiapost.gov.in>> 

RL 1100510164 <110051>
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Counter No:2,OP-Code:1
To:JAGDISH,
GUJARAT, PIN:394327
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,
Amt:32.00 ,28/12/2024 ,10:41
<<Track on www.indiapost.gov.in>> 

RL 1100510164 <110051>
RL B RD618973697IN
Counter No:2,OP-Code:1
To:MANJULA,
GUJARAT, PIN:394327
From:KOTAK MAHINDRA BANK LTD , NOIDA
Wt:30grams,
Amt:32.00 ,28/12/2024 ,10:41