

**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., 1ST FLOOR, SANTI POINT, NR. PARAG HOUSE, UDHANA DARWAJA, RING ROAD, SURAT- 395002

**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 CO-BORROWER (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 LIMITED (HEREINAFTER REFERRED TO AS "FIHFCL") ON 21.12.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD TO KOTAK MAHINDRA BANK LTD, 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 PROPERTY BEARING FLAT NO. D-201 ADMEASURING ABOUT 38.83 SQ.FT BUILT UP SITUATED ON THE 2<sup>ND</sup> FLOOR OF D BUILDING OF RAJ PALACE CONSTRUCTED ON LAND BEARING PLOT NO. 60 TO 66 ORGANIZED ON LAND BEARING BLOCK NO.224 PAIKEE OF KADODARA SUB-DISTRICT SURAT TOGETHER WITH PROPORIONATE SHARE IN THE SAID LAND.

PROPERTY BOUNDED AS:

NORTH: FLAT NO.202

EAST: PASSAGE

SOUTH: STAR

WEST: OPEN SPACE

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. JAGDISH KUMAR PUROHIT (BORROWER) S/O MR. OMKARJI PUROHIT</b></p> <p><b>2. MRS. MANJULA DEVI (CO-BORROWER) W/O MR. JAGDISH KUMAR BOTH AT: FLAT NO. D-302, 3<sup>RD</sup> FLOOR, RAJ PALACE, NEAR KADODARA CHAR RASTA, PALSANA KADODARA, SURAT GUJARAT- 394325</b></p> <p><b>BOTH ALSO AT: FLAT NO.201, 2<sup>ND</sup> FLOOR BUILDING D, RAJ PALACE IN PATEL PARK SOCIETY,</b></p>	<p>1) E-AUCTION DATE :- 21.01.2025 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:- 20.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 17.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.4,80,000/- (RUPEES FOUR LAKH EIGHTY THOUSAND ONLY)</p> <p>EMD: RS.48,000/- (RUPEES FORTY EIGHT THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

NEAR KADODARA NAGAR, SEVA  
SADAN SURAT KADODARA  
ROAD, VILLAGE KADODARA  
SUB- DISTRICT PALSANA,  
SURAT, GUJARAT- 394327

LOAN ACCOUNT NO. **600207210530850**

TOTAL OUTSTANDING: **RS.11,71,891 /-**  
**(RUPEES ELEVEN LAKH SEVENTY ONE  
THOUSAND EIGHT HUNDRED AND NINETY  
ONE ONLY)** OUTSTANDING AS ON 27.12.2024  
WITH FURTHER INTEREST APPLICABLE FROM  
28.12.2024 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 **RAR22032924** 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 (+917302111608) & MR. KISHORE ARORA (+917227953457)**. **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: SURAT**

**DATE: 31.12.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**