

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, SHANTI 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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “THE BANK/KMBL/SECURED CREDITOR”) ON 29.12.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LIMITED TO KOTAK MAHINDRA BANK LIMITED, 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 LAND IN JAMNAGAR DISTRICT, AT TALUKA & VILLAGE LALPUR ORIGINALLY AN AGRICULTURE LAND BEARING AMALGATED R.S NO. 108/1/PAIKI 1, ADMEASURING 43910.00 SQ.MTRS DISTRICT DEVELOPMENT OFFICER HAVE SANCTIONED THE LAY OUT PLAN AND DISTRICT PANCHAYAT, JAMNAGAR HAVE CONVERTED INTO NON AGRICULTURE LAND AND AS PER LAYOUT PLAN, THIS DIVIDE INTO 1 TO 265 RESIDENTIAL PLOTS KNOWN AS “SANIDHYA PARK” IN SANIDHYA PARK SUB PLOT NO.181, ADMEASURING 97.50 SQ.MTRS TOGETHER WITH CONSUMPTION.

BOUNDED AS UNDER:-

EAST: PLOT NO. 168,

WEST: 9 MTR WIDE ROAD,

NORTH: PLOT NO. 182,

SOUTH: PLOT NO. 180

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
1. MR. KETANBHAI MAGANBHAI NADIYAPARA (BORROWER) S/O MR. MAGANBHAI ARJANBHAI NANDIYAPARA 2. MRS. HETALBEN CHANDUBHAI VADOLIYA (CO-BORROWER) W/O MR. KETANBHAI MAGANBHAI NADIYAPARA BOTH AT: 26 AHIR FALI, DHARAMPUR, TALUKA LALPUR DISTRICT JAMNAGAR, GUJARAT- 361170	1) E-AUCTION DATE:- 18.03.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 17.03.2025 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 11.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.21,00,000/- (RUPEES TWENTY ONE LAKH ONLY) EMD: RS.2,10,000/- (RUPEES TWO LAKH TEN THOUSAND ONLY) BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.

BOTH ALSO AT:

R.S.NO.108/1, P-1, PLOT NO.181,
SANIDHYA PARK, BH LALPUR SEVA
SADAN, OPPOSITE LALPUR COURT,
TALUKA LALPUR,
DISTRICT JAMNAGAR-361170

LOAN ACCOUNT NO. 600407210202319

TOTAL OUTSTANDING: **RS. 23,58,778 /-**
(RUPEES TWENTY THREE LAKH FIFTY
EIGHT THOUSAND SEVEN HUNDRED AND
SEVENTY EIGHT ONLY) OUTSTANDING AS ON
05.02.2025 WITH FURTHER INTEREST
APPLICABLE FROM 06.02.2025 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 **GUJARAT** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22033165** 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. KISHORE ARORA (MOB NO+91 7227953457) & MR. AKSHIT SOLANKI (MOB NO. +917302111608).**

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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: JAMNAGAR

DATE: 10.02.2025

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED