

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 LIMITED 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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS (“**THE BANK/ KMBL/SECURED CREDITOR**”) ON 05.02.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY MAGMA HOUSING FINANCE LIMITED (SUBSEQUENTLY KNOWN AS POONAWALLA HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “PHFL”) AND NOW KNOWN AS GRIHUM HOUSING FINANCE 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 THE IMMOVABLE PROPERTY BEARING SHOP NO. FF-201, ADMEASURING ABOUT 30.70 SQ.MTRS. BUILT UP AREA AND ADMEASURING ABOUT 317 SQ.FT. I.E 29.46 SQ.MTRS. CARPET AREA ON 1ST FLOOR ALONG WITH UNDIVIDED SHARE IN THE LAND IN THE SCHEME KNOWN AS GREEN SIGNATURE SHOPPERS, FORMING PART OF LAND BEARING REVENUE SURVEY NO.549 PAIKIEE, RESURVEY NO. 334/2-A, FP NO. 30/1, TPS NO.29 (RUNDH-VESU-MAGDALLA) OF MOUJE VESU, OF MAJURA TALUKA IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF SURAT- 395010.

BOUNDED AS FOLLOWS:

EAST: ADJ. SHOP.FF-202,

WEST: ADJ. OPEN PLOT,

NORTH: ADJ. 60 FEET SIDE ROAD,

SOUTH: ADJ. SHOP NO.FF-229

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. PATEL VIJAYKUMAR K (BORROWER) S/O MR. KANTIBHAI AMBALAL PATEL	1) E-AUCTION DATE :- 30.01.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:-29.01.2025 UP	RESERVE PRICE RS.16,00,000/- (RUPEES SIXTEEN LAKH ONLY) EMD: RS.1,60,000/-

<p>2. MRS. PATEL VARSHABEN VIJAYBHAI (CO-BORROWER) W/O MR. PATEL VIJAYKUMAR K</p> <p>BOTH AT: A-301, MANAV PALACE, NEAR SOMESHWAR RAW, HOUSE SAROLI, SURAT GUJARAT- 395010</p> <p>BOTH ALSO AT: R.S.NO.549 PAIKI R.S.NO.334/2, A TP SCHEME NO.29, FP NO.30/1, SHOP NO.FF-201, GREEN SIGNATURE SHOPPERS CONSTRUCTED ON LAND SITUATED AT MOJE: VESU, SURAT- 395007</p> <p>LOAN ACCOUNT NO. HM/0190/H/18/100870</p> <p>TOTAL OUTSTANDING: RS.34,58,506/- (RUPEES THIRTY FOUR LAKH FIFTY EIGHT THOUSAND FIVE HUNDRED AND SIX ONLY) OUTSTANDING AS ON 08.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 09.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 23.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES ONE LAKH SIXTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>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 RAR20590100 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. KISHORE ARORA (MOB NO+91 7227953457) & MR. AKSHIT SOLANKI (MOB NO.</p>		

+917302111608). 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: SURAT

DATE: 13.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**