

**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: 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** ”) ON 26.10.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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 PROPERTY SITUATED IN JAMNAGAR CITY, ON LALPUR HIGHWAY OUTSIDE THE AREA OF JAMNAGAR MUNICIPAL CORPORATION ORIGINALLY THE LAND OF R.S. NO. 1101 PAIKI 5 ADMEASURING 18312.00 SQ. MTRS WAS CONVERTED INTO 95 NON- AGRICULTURAL RESIDENTIAL PLOT BY THE ORDER OF JAMNAGAR AREA DEVELOPMENT AUTHORITY & DISTRICT PANCHAYAT JAMNAGAR.

OUT OF THESE PLOTS, PLOT NO.1, 21 & 22 WERE AMALGAMATED AND GIVEN NEW PLOT NO.1, NEW PLOT NO. 1 WAS DIVIDED IN TO 5 SUB PLOTS WITH THE APPROVAL OF JAMNAGAR AREA DEVELOPMENT AUTHORITY I.E. 1/1 TO 1/5.

CONSTRUCTED COMMERCIAL PROPERTY OF SHOP NO.6 ADMEASURING 7.84 SQ.MTRS CONSTRUCTED ON SUB PLOT NO. 1/1.

BOUNDED AS UNDER:

NORTH: SHOP NO. 5 IS SITUATED  
SOUTH; SHOP NO. 7 IS SITUATED  
EAST: SUB PLOT NO. ½ IS SITUATED  
WEST: OPEN PARKING IS SITUATED

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
<b>1. MR. MAYUR KANTILAL RATHOD (BORROWER) S/O MR. KANTILAL RATHOD</b>	1) E-AUCTION DATE:- 07.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.5,50,000/- (RUPEES FIVE LAKH FIFTY THOUSAND ONLY)
<b>2. MRS. SHITALBEN MAYURBHAI RATHOD (CO-BORROWER) W/O MR. MAYUR KANTILAL RATHOD BOTH AT:</b>	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 06.02.2025 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 24.01.2025. BETWEEN 11:00 AM	EMD: RS.55,000/- (RUPEES FIFTY FIVE THOUSAND ONLY)

<p>MATEL CHOWK, RAJ RAJESHWARI SOCIETY, NAWAGAM GHED BEHIND RAMESHWAR NAGAR TEMPLE, JAMNAGAR, GUJARAT-361008</p> <p><b>BOTH ALSO AT:</b> SHOP NO. 06 GROUND FLOOR, SUB PLOT NO.1/1, R.S NO. 1101/P-5 PATEL NAGAR, NEAR SODHA SCHOOL, BEHIND HARSHAD MILL CHALI, LALPUR ROAD, JAMNAGAR- 361008</p> <p>LOAN ACCOUNT NO.: 600408110223705</p> <p>TOTAL OUTSTANDING: <b>RS. 7,66,008/- (RUPEES SEVEN LAKH SIXTY SIX THOUSAND AND EIGHT ONLY)</b> OUTSTANDING AS ON 30.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 31.12.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>TO 4:00 PM (IST)</p>	<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</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 **RAR783927778** 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. KISHORE ARORA (MOB NO. +917227953457) & AKSHIT SOLANKI (MOB. NO. +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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: JAMNAGAR**

**DATE: 02.01.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

