

**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, 1<sup>ST</sup> FLOOR, SHANTI POINT, NR. PARAG HOUSE, UDHANA DARWAJA, 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 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 28.06.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY POONAWALLA 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****(AS PER THE TITLE DOCUMENTS)**

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: DABHOI, LYING BEING LAND BEARING R.S.NO.1244/2 PAIKKI 4 T.P SCHEME NO.1 F.P.NO.5, MUL KHAND NO.7 ADMEASURING 1700 SQ.MTRS. KNOWN AS “PRATHAM TENEMENT” PAIKKI PLOT NO.1 OPEN LAND ADMEASURING 121.28 SQ.MTRS, I.E.1305 SQ.FTS., UNDIVIDED ROAD ADMEASURING 28.58 SQ.MTRS., I.E.308 SQ.FTS. TOTAL ADMEASURING 150.23 SQ.MTRS. I.E.1617SQ.FTS., AT REGISTRATION DISTRICT & SUB- DISTRICT DABHOI, DISTRICT VADODARA.

PROPERTY BOUNDED AS:

EAST: BY RAILWAY LINE

WEST: BY PLOT NO.2

NORTH: BY SOCIETY

SOUTH: BY SURVEY NO.1224/1

**(MEASUREMENT AS PER SITE)**

1188 SQ.FT. I.E. 110.36 SQ. MT. ALONGWITH UNDIVIDED ROAD ADMEASURING 28.58 SQ.MT.TOTAL ADMEASURING 138.94 SQ. MT. I.E. 1495.53SQ.FT.

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. PARMAR DHRUVKUMAR HITENDRA (BORROWER) S/O MR. HITENDRA MOHANLAL PARMAR</b>	1) E-AUCTION DATE :- 23.01.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 22.01.2025 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS.12,00,000/- (RUPEES TWELVE LAKH ONLY)
<b>2. MRS. PARMAR SWATI DHRUVKUMAR (CO-BORROWER)</b>	3.) DATE OF INSPECTION:-	EMD: RS.1,20,000/- (RUPEES ONE LAKH TWENTY THOUSAND ONLY)

<p><b>W/O MR. DHRUVKUMAR HITENDRA PARMAR</b></p> <p><b>BOTH AT:</b> 114, SAIDEEP NAGAR SOCIETY, NEW VIP ROAD, KARELIBAUG, VADODARA, GUJARAT- 390022</p> <p><b>BOTH ALSO AT:</b> HOUSE NO.01, PRATHAM TENAMENTS, BEHIND SATTARGAM GAM PATEL SAMAJ WADI, NEAR SHIVPARK, DABHOI, VADODARA-391110</p> <p>LOAN ACCOUNT NO.: HL/0222/H/17/100110</p> <p>TOTAL OUTSTANDING: RS. 31,13,859 /- (RUPEES THIRTY ONE LAKH THIRTEEN THOUSAND EIGHT HUNDRED AND FIFTY NINE ONLY) OUTSTANDING AS ON 16.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 17.12.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>10.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; 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 <b>SURAT</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR20594054</b> 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 <b>MR. KISHORE ARORA (MOB NO+91 7227953457) &amp; MR. AKSHIT SOLANKI (MOB NO. +917302111608). BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK’S WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p>		

**PLACE: VADODARA**

**DATE: 17.12.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**