

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- 7TH FLOOR, PLOT NO. 7, SECTOR-125, NOIDA, NEAR DELL CAMPUS, UP-201313

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 SMFG INDIA HOME FINANCE COMPANY LIMITED” (HEREINAFTER REFERRED TO AS “**SMFHC**”) (FORMERLY KNOWN AS FULLERTON INDIA HOME FINANCE COMPANY LIMITED) THE AUTHORISED OFFICER OF SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS “**SMHFC**”) ON 19.07.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMFG INDIA HOME FINANCE COMPANY LIMITED” (HEREINAFTER REFERRED TO AS “**SMFHC**”) 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 PROPERTY BEARING PLOT NO.78 SITUATED AT REVENUE VILLAGE TITARDI, KHASRA NO. 779 ME, 781 TO 783, 784 ME, 3401/784, 3402/785, 786, 787, 792 TO 797, 834 TO 843, 847, UDAIPUR, RAJASTHAN AREA ADMEASURING 1800 SQ.FT.

PROPERTY BOUNDED AS:

EAST: PLOT NO.79

WEST: PLOT NO. 77

NORTH: ROAD 40 FT WIDE,

SOUTH KHASRA NO.798

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. RAJESH KUMAR KHATIK (BORROWER) S/O MR. MOHAN LAL KHATIK	1) E-AUCTION DATE :- 16.05.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.40,50,000/- (RUPEES FORTY LAKH FIFTY THOUSAND ONLY)
2. MRS. KIRAN KHATIK (CO-BORROWER) W/O MR. RAJESH KUMAR KHATIK	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 15.05.2025 UP TO 6:00 P.M. (IST.)	EMD: RS.4,05,000/- (RUPEES FOUR LAKH FIVE THOUSAND ONLY)
3. MR. MOHAN LAL KHATIK (CO-BORROWER) S/O NAWAL RAM KHATIK	3.) DATE OF INSPECTION:- 12.05.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.
4. M/S PAHADIA FILLING STATION (CO-BORROWER)		

<p>THROUGH ITS PROPRIETOR MR. MOHAN LAL KHATIK AT:- KHASARA NO.1212, VILLAGE KANARKHEDA BHUPALSAGAR MAIN GRAM, CHITTORGRAH RAJASTHAN-312205</p> <p>ALL AT: 5, PATWAR BHAWAN KE PAAS, TANA, CHITTORGARH, RAJASTHAN- 312205</p> <p>ALL ALSO AT: PLOT NO. 78, REVENUE VILLAGE TITARDI, UDAIPUR, RAJASTHAN- 313001</p> <p>LOAN ACCOUNT NO. 602707210573549</p> <p>TOTAL OUTSTANDING: RS.31,90,251 /- (RUPEES THIRTY ONE LAKH NINETY THOUSAND TWO HUNDRED AND FIFTY ONE ONLY) OUTSTANDING AS ON 01.04.2025 WITH FURTHER INTEREST APPLICABLE FROM 02.04.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT JAIPUR.</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 ASSETS UNDER SALE, BIDDER MAY CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. AKSHIT SOLANKI (MOB NO. +917302111608) FOR CLARIFICATIONS.</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK 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/</p> <p>PLACE: UDAIPUR, RAJASTHAN</p>		

DATE: 09.04.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**