

**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.- PLOT NO. 8, 1<sup>ST</sup> FLOOR, W.H.C ROAD, SHANKAR NAGAR, NAGPUR, MAHARASHTRA - 440010****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 MAGMA HOUSING FINANCE LIMITED (HEREINAFTER REFERRED TO AS “**MHFL**”) ON 26.06.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY MAGMA 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 PROPERTY BEARING 1/16% OF UNDIVIDED SHARE IN LAND BEARING SURVEY NO.33, CONTAINING BY ADMEASURING 5065 SQ.FT (470.54 SQ.MTR) SITUATED IN SANTAJI WARD, BHANDARA, BEARING NAZUL SHEET NO. 20, TALATHI SAZA NO. 16, THAK NO. 130, WITHIN THE LIMITS OF MUNICIPAL COUNCIL, BHANDARA, TEHSIL AND DISTRICT BHANDARA. TOGETHER WITH ALL THAT R.C.C SUPER STRUCTURE COMPRISING OF AN APARTMENT/TOTAL OF SUPER BUILT NO.T-2 ON THIRD FLOOR, COVERING A TOTAL BUILT AREA OF 822 SQ.FT (81.97 SQ.MTRS) IN A BUILDING KNOWN AS “STEEL RESIDENCY” WHICH WILL BE CONSTRUCTED AND STANDING ON THE SAID PLOT NO. 33.

THE SAID PROPERTY IS BOUNDED AS FOLLOWS:

ON THE EAST: PLOT SIDE MARGINE, THEN SHRI. LEDE PLOT

ON THE WEST: FLAT NO.T-1

ON THE NORTH: OPEN LAND OF SAME PLOT

ON THE SOUTH: FLAT S-3 & T-3

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
<p><b>1. MR. RAJESH PRABHAKAR KHOT (BORROWER) S/O MR. PRABHAKAR KHOT</b></p> <p><b>2. MRS. KUSUM PRABHAKAR KHOT (CO-BORROWER) W/O MR. PRABHAKAR KHOT BOTH AT: BHAWAN TOWER FLAT NO.404, RAJIV GANDHI CHOWK, TAKIYA, WARD, BHANDARA, NAGPUR, NEAR DR. JOGAWAR HOSPITAL, MAHARASHTRA- 441904</b></p>	<p>1) E-AUCTION DATE :- 18.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 17.02.2025 UP 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>RESERVE PRICE RS.10,50,000/- (RUPEES TEN LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS.1,05,000/- (RUPEES ONE LAKH FIVE THOUSAND ONLY)</p>

<p><b>BOTH ALSO AT:</b>  FLAT NO. T-2 ON 3<sup>RD</sup> FLOOR,  PLOT NO.33, HOUSE NO.161/15,  STREEL RESIDENCY, WARD NO. 8,  MOUZA-BHANDARA, P.H.NO.16,  NAZUL SHEET NO.20, SITUATED AT,  SANTAJI WARD IN FRONT OF  STATE BANK OF INDIA,  BHANDARA, NAGPUR-441904</p> <p>LOAN ACCOUNT NO. <b>HM/0103/H/17/100071</b></p> <p>TOTAL OUTSTANDING: RS.42,70,392 /-  (RUPEES FORTY TWO LAKH SEVENTY  THOUSAND THREE HUNDRED AND  NINETY TWO ONLY) OUTSTANDING AS ON  07.01.2025 WITH FURTHER INTEREST  APPLICABLE FROM 08.01.2025 ALONG WITH  ALL COST, CHARGES &amp; EXPENSES UNTIL  PAYMENT IN FULL WITH COST AND CHARGES.</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>NAGPUR</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR20589374</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. SHRADHANJALI TIWARI (MOB NO. +917820841630), MR. NILESH DESAI (MOB.NO. +919822501623) &amp; SANJAY CHAVAN (MOB NO.+918655312059). 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> <p><b>PLACE: NAGPUR</b></p> <p><b>DATE: 13.01.2025</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER  KOTAK MAHINDRA BANK LIMITED</b></p>		

