



o/c
SHO
2/01/24

Kotak Mahindra Bank

Registered Post

Dated: 02.01.2024

- 1. MR. MAHENDRAKUMAR MANGILAL JAIN**
S/O MR. MANGILAL FARASRAJ JAIN
C 1004 SAINT PARK SOCIETY, GUJARAT GAS CIRCLE ADAJAN,
NEAR VIJAY DAIRY: SURAT 395009
EMAIL: MACKOO@GMAIL.COM

ALSO AT:-

PLOT NO. 122 MAKHDUM NAGAR ROW HOUSE (BABA
RESIDENCY) A TYPE R.S.NO. NEAR KOTHAVA GAM KIM,
KOTHAVA ROAD TA: MANGROL, SURAT GUJARAT-395010

- 2. MRS. KAVITA MAHENDRA JAIN**
W/O MR. MAHENDRAKUMAR MANGILAL JAIN
C 1004 SAINT PARK SOCIETY, GUJARAT GAS CIRCLE
ADMAN, NEAR VIJAY DAIRY, SURAT-395009

ALSO AT:-

PLOT NO. 122 MAKHDUM NAGAR ROW HOUSE (BABA
RESIDENCY) A TYPE R.S.NO. NEAR KOTHAVA GAM KIM, KOTHAVA
ROAD TEHSIL MANGROL, SURAT, GUJARAT-395010

- 3. M/S SHREEJI CREATION**
THROUGH ITS PROPRIETOR MR. MAHENDRAKUMAR MANGILAL JAIN
AT: 1ST FLOOR SURVEY NO. 22 PLOT NO. 306
EAST SIDE KAMAL PARK HOUSE L.H. ROAD,
MATAWADI, SURAT-395006

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

- We refer to Demand Notice dated **23.05.2022** issued by Fullerton India Home Finance Company Ltd (hereinafter referred to as "**FIHFCL**") under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. 600207210369531 wherein FIHFCL had called upon you to pay the dues of **Rs. 12,27,314.56/- (Rupees Twelve Lakh Twenty Seven Thousand Three Hundred Fourteen and Fifty Six Paise Only)** due and payable as on 23.05.2022 along with future interest applicable from **24.05.2022** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by FIHFCL within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.
- FIHFCL has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all its rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, the Bank has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. The Bank has been subrogated in place of FIHFCL and all right, title and interest of FIHFCL in respect of Outstanding Amount is now vested with The Bank.



Kotak Mahindra Bank Ltd.
CIN. L05110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such, the Authorised officer of FIHFCL has taken Physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 21.01.2023 in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9 and in pursuance of order dated 01.01.2023, passed by Ld. Additional Chief Judicial Magistrate, Mangrol, Surat, under Section 14 of the said SARFAESI Act..
4. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and KMBL now proposes to sell the secured asset as mentioned in **Annexure "A"** annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 after a period of 30 (Thirty) Days from the date of this notice **along with the existing encumbrances if any "AS IS WHERE IS BASIS & AS IS WHAT BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e **Rs.15,06,283 /-(Rupees Fifteen Lakh Six Thousand Two Hundred Eighty Three Only)** as on 26.12.2023 Along With Future Interest Applicable From 27.12.2023 until payment in full and other charges as demanded in the instant notice, within the statutory period of 30 (Thirty) days, from the date of present notice and 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 private treaty, also as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
5. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A".

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	08.02.2024
2	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	07.02.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	KOTAK MAHINDRA BANK LTD., G1, Twin Tower, Sahara Darwaja, Ring Road, Surat - 395 002
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTP://BANKAUCTIONS.IN/

6. Please treat this notice as Notice under Rule 8(5) with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 30 (Thirty) days for sale of the secured asset.
7. Post the expiration of the said 30 (Thirty) days, KMBL shall be entitled to sell the secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
8. The borrower's attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.

For Kotak Mahindra Bank Limited

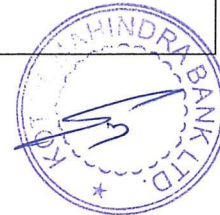
Authorized Officer





ANNEXURE – “A”

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1. MR. MAHENDRAKUMAR MANGILAL JAIN 2. MRS. KAVITA MAHENDRA JAIN 3.M/S SHREEJI CREATION LOAN NO. 600207210369531	Rs.15,06,283 /- (Rupees Fifteen Lakh Six Thousand Two Hundred Eighty Three Only) AS OF 26.12.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 27.12.2023 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCELS OF LAND BEARING PLOT NO. 122 ADMEASURING ABOUT 52.05 SQ.MT. OF BABA RESIDENCY ORIGINALLY KNOWN AS MAKHDUM NAGAR ORGANIZED ON LAND BEARING REVENUE SURVEY NO. 94/2-36, 177/8-25 AND ITS BLOCK NO. 98 NEW BLOCK NO. 110 OF KOTHWASUB DISTRICT MANGROL DISTRICT SURAT. <u>DEMARCATON OF THE PLOT:</u> EAST:- PLOT NO. A-121 WEST:- PLOT NO. A-123 NORTH:- SOCIETY ROAD SOUTH:- PLOT NO. A-125 NAME OF THE MORTGAGOR: MR. MAHENDRAKUMAR MANGILAL JAIN & MRS. KAVITA MAHENDRA JAIN	RESERVE PRICE RS. 6,50,000/- (RUPEES SIX LAKH FIFTY THOUSAND ONLY) EMD: RS. 65,000/- (RUPEES SIXTY FIVE THOUSAND ONLY)



भारतीय डाक



RL 1100910199 <110091>
RLA RD229504393IN
Counter No:1,OP-Code:0P1
To: MAHENDRA KUMAR
SURAT Pin: 4E+05

From:KOTAK MAHINDRA BANK LTD, 201313
Wt: 40grams,
Amt: 32.00, 03/01/2024, 10:12
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100910199 <110091>
RLA RD229504380IN
Counter No:1,OP-Code:0P1
To: MAHENDRA KUMAR
SURAT Pin: 4E+05

From:KOTAK MAHINDRA BANK LTD, 201313
Wt: 40grams,
Amt: 32.00, 03/01/2024, 10:12
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100910199 <110091>
RLA RD229504575IN
Counter No:1,OP-Code:0P1
To: KAVITA
SURAT Pin: 4E+05

From:KOTAK MAHINDRA BANK LTD, 201313
Wt: 40grams,
Amt: 32.00, 03/01/2024, 10:13
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100910199 <110091>
RLA RD229504362IN
Counter No:1,OP-Code:0P1
To: KAVITA MAHENDRA
SURAT Pin: 4E+05

From:KOTAK MAHINDRA BANK LTD, 201313
Wt: 40grams,
Amt: 32.00, 03/01/2024, 10:13
<<Track on www.indiapost.gov.in>>

भारतीय डाक



RL 1100910199 <110091>
RLA RD229504359IN
Counter No:1,OP-Code:0P1
To: SHREEN CREATION
SURAT Pin: 4E+05

From:KOTAK MAHINDRA BANK LTD, 201313
Wt: 40grams,
Amt: 32.00, 03/01/2024, 10:13
<<Track on www.indiapost.gov.in>>