

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: : G 1, TWIN TOWER, SAHARA DARWAJA, RING ROAD, SURAT — 395 002

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 GUARANTOR (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 WAS TAKEN BY THE AUTHORISED OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LTD, (KNOWN AS ^ FIHFCL"), SECURED CREDITOR AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF **KOTAK MAHINDRA BANK LIMITED BY " FIHFCL "**, **THE PROPERTY IS BEING 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 PROPERTIES WITH KNOWN ENCUMBRANCE:-

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 KOTHTWA SUB DISTRICT MANGROL DISTRICT SURAT.

BOUNDED AS FOLLOWS: EAST:- PLOT NO.

A-121

WEST:- PLOT NO. A-123

NORTH:- SOCIETY ROAD

SOUTH:- PLOT NO. A-125

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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>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</p> <p>ALSO AT:- PLOT NO. 122 MAKHDUM NAGAR ROW HOUSE (BABA RESIDENCY) A TYPE R.S.NO. NEAR KOTHTAVA GAM KIM, KOTHTAVA ROAD TA: MANGROL, SURAT GUJARAT-395010</p>	<p>1) E-AUCTION DATE :-08-02-2024 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 07.02.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 25-012024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 6,50,000/- (RUPEES SIX LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS. 65,000/- (RUPEES SIXTY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES</p>

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

LOAN NO. 600207210369531

TOTAL OUTSTANDING: **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.**

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 RAR22032860 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.**

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.

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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **TO MR. AKSHIT SOLANKI (+91 7302111608) (+91-9152219751), MR. RAJENDER DAHIYA (+91 8448264515).**

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

WEBSITE I.E. [WWW.KOTAK.COM](http://www.kotak.com) AND/OR ON [HTTP://BANKAUCTIONS.IN/](http://bankauctions.in/)

PLACE: SURAT

DATE:

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**