

**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:** : 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 **PNB HOUSING FINANCE LTD** (hereinafter referred to as "**PNBHFL**") ON 09.06.2020, SECURED CREDITOR AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF **KOTAK MAHINDRA BANK LIMITED BY " PNBHFL "**, **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 PARCEL OF HOUSE ADMEASURING 2788 SQ. FT. (CARPET AREA) BUILT ON 2564 SQ. FT (LAND AREA) AS PER DOCUMENTSS AND ON SITE LAND BEARING PLOT NO.10 ADMEASURING ABOUT 2432 SQ.FT. OF NAROTTAM NAGAR ORIGINALLY KNOWN AS ADJAN ORGANIZED ON LAND BEARING REVENUE SURVEY NO. 376 AND IT'S TP SCHEME NO.12, FINAL PLOT NO.155 OF VILLAGE ADJAN TAL. SURAT CITY DISTRICT SURAT.

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
<b>1 CHIRAG KIRITBHAI GORASHIYA (BORROWER) S/O KIRTIBHAI GRASHIYA AT: B/404, VASHU PUJYA RESIDENCY, OPP. RAJ CORNER, ADAJAN, PAL, SURAT, GUJARAT- 395009 ALSO AT: SHEE FABRICATION, A-1-16, SMC COMPLEX, NEAR BHATIA MOBILE, BEHIND BAMBHA GATE, MAN DARWAJA, SURAT, GUJARAT – 395002 ALSO AT: PLOT NO.10, NAROTTAM NAGAR, NR. BSNL EXCHANGE,</b>	1) E-AUCTION DATE :- 06.03.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 05.03.2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION: 25-02- 2024 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE Rs.1,58,00,000 (Rupees One Crore Fifty Eight Lakhs Only)  EMD: Rs. 15,80,000/- (Rupees Fifteen Lakh And Eighty Thousand Only)

<p>OFF.CHOKSI WADI TO TADWADI MAIN ROAD, ADJAN, SURAT, GUJARAT-395009</p> <p><b>2.KHUSHBU CHIRAHKUMAR GORASHIYA (CO-BORROWER)</b>  <b>AT:</b>  B/404, VASHU PUJYA RESIDENCY, OPP. RAJ CORNER, ADAJAN, PAL, SURAT, GUJRAT- 395009</p> <p><b>ALSO AT:</b>  SHEE FABRICATION,  A-1-16, SMC COMPLEX, NEAR BHATIA MOBILE, BEHIND BAMBHA GATE, MAN DARWAJA, RING ROAD, SURAT, GUJARAT – 395002</p> <p><b>ALSO AT:</b>  PLOT NO.10, NAROTTAM NAGAR, NR. BSNL EXCHANGE, OFF.CHOKSI WADI TO TADWADI MAIN ROAD, ADJAN, SURAT, GUJARAT-395009</p> <p><b>3.JANAKI BIRENBHAI PAUN (GAURANTOR)</b>  <b>AT:</b>  B-403, SANAI RESIDENCY, ADJAN,SURAT; GUJARAT; 395009</p> <p><b>ALSO AT:</b>  C-4, SUDARSHAN CITY HOMES, OPP. D-R-WORLD AIE MATA-ROAD, SURAT CITY, VARACHHA ROAD, SURAT, GUJARAT-395006</p> <p><b>4.PRAFULABEN BIRENBHAI PAUN (GAURANTOR)</b>  <b>AT:</b>  B-403, SANAI RESIDENCY, ADJAN, SURAT; GUJARAT; 395009</p> <p><b>ALSO AT:</b>  C-4, SUDARSHAN CITY HOMES, OPP. D-R-WORLD AIE MATA-ROAD,SURAT CITY, VARACHHA ROAD, SURAT, GUJARAT-395006</p> <p>LOAN NO. HOU/SRT/0818/565731</p> <p><b>TOTAL OUTSTANDING:. Rs. 2,79,14,307.32/- (Rupees Two Crore Seventy Nine Lakh Fourteen Thousand Three Hundred Seven and Paise Thirty Two Only) AS OF 17.01.2020 ALONG WITH FUTURE INTEREST APPLICABLE FROM 18.01.2020 UNTIL PAYMENT IN FULL.</b></p>		<p>BID INCREMENT –  RS. 50,000/- (RUPEES FIFTY THOUSAND ONLY) &amp; IN SUCH MULTIPLES</p>
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF <b>“KOTAK MAHINDRA BANK LIMITED” PAYABLE AT INDORE OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED” ACCOUNT NO RAR22014280 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</b></p> <p>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.</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 PRIVATE TREATY.</p>		

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://bankauctions.in/) AND/OR ON [HTTP://BANKAUCTIONS.IN/](http://bankauctions.in/)

**PLACE:** SURAT

**DATE:** .....

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**