

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 G1 ,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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LTD (HEREINAFTER REFERRED TO AS ("**KMBL**") ON 05.02.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY MAGMA HOUSING FINANCE LIMITED (NOW KNOWN AS POONAWALA HOUSING FINANCE LIMITED) CALLED AS PHFL TO KOTAK MAHINDRA BANK, 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 IMMOVABLE PROPERTY BEING SHOP NO. FF-201 ADMEASURING ABOUT 30.70 SQ. METERS BUILT UP AREA AND ADMEASURING ABOUT 317.00 SQ.FEET I.E. 29.46 SQ.METERS CARPET AREA ON 1ST FLOOR ALONG WITH UNDIVIDED SHARE IN THE LAND IN THE SCHEME KNOWN AS GREEN SIGNATURE SHOPPERS, FORMING PART OF LAND BEARING REVENUE SURVEY NO. 549 PAIKEE, RESURVEY NO. 334/2-A, FP NO. 30/1, TPS NO. 29, (RUNDH-VESU-MAGDALLA) OF MOJE VESU, OF MAJURA TALUKA IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF SURAT-395010

PROPERTY BOUNDED AS:

NORTH: ADJ. 60 FEET SIDE ROAD

SOUTH: ADJ. SHOP NO. FF-229

EAST: ADJ. SHOP NO. FF-202

WEST: ADJ. OPEN PLOT

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. PATEL VIJAYKUMAR K (BORROWER) 2. MRS. PATEL VARSHABEN V (CO-BORROWER) BOTH AT:	1) E-AUCTION DATE :- 23-04-2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 22/04/2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 17.04.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.18,00,000/- (RUPEES EIGHTEEN LAKH ONLY) EMD: RS. 1,80,000/- (RUPEES ONE LAKH EIGHTY THOUSAND ONLY) BID INCREMENT – RS. 10,000/-- (RUPEES

<p>A-301 MANAV PALACE NEAR SOMESHWAR RAW HOUSE SAROLI SURAT, SURAT, GUJRAT- 395010</p> <p>BOTH ALSO AT:</p> <p>SHOP NO. FF-201, FIRST FLOOR, GREEN SIGNATURE SHOPPERS, VESU, SURAT, GUJRAT-395010</p> <p>LOAN ACCOUNT NO. HM/0190/H/18/100870</p> <p>TOTAL OUTSTANDING: RS. 31,76,593/- (RUPEES THIRTY ONE LAKH SEVENTY SIX THOUSAND FIVE HUNDRED NINETY THREE ONLY) OUTSTANDING AS ON 12.02.2024 WITH FURTHER INTEREST APPLICABLE FROM 13.02.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>FIFTY THOUSAND ONLY) & 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 SURAT OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR20590100 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 MR. KISHORE ARORA (+919601942989) & MR. RAVINDER GODARA (+91 9983999074).</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: SURAT</p> <p>DATE: 13.03.2024</p> <p style="text-align: right;">AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</p>		

