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14/12/23

Kotak Mahindra Bank

Registered Post

Dated: 14.12.2023

1. **MR. SANJAY V AGRAVAT** (BORROWER)
S/O VINODRAY FULDASH AGRAVAT
BLOCK NO. 32 NARAYANNAGAR GULABNAGAR
JAMNAGAR GUJARAT 361007

ALSO AT

R.S NO.18 & 19/1 PAIKI, T.P.S .NO.I, OP. NO. 23,
F.P. NO. 23/2, SUB PLOT NO.211/4, SATYA SAI
NAGAR, VIBHAPAR, TAL & DISTRICT JAMNAGAR -
361007.

2. **SMT. DIPTIBEN AGARVAT** (CO-BORROWER)
W/O SANJAY V AGRAVAT
BLOCK NO. 32 NARAYANNAGAR GULABNAGAR
JAMNAGAR GUJARAT - 361007
3. **MR. PINTU VINODRAJ AGRAVAT** (CO-BORROWER)
S/O PINTU AGRAVAT
BLOCK NO. 32 NARAYANNAGAR GULABNAGAR
JAMNAGAR GUJARAT 361007
4. **SNIT. DHARABEN DINESHBHAI LASHKARI** (CO-BORROWER)
W/O DINESH BHAI
BLOCK NO. 32 NARAYANNAGAR GULABNAGAR
JAMNAGAR GUJARAT 361007

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **12.04.2021** 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. 600407510271716 wherein FIHFCL had called upon you to pay the dues of **Rs.10,21,698.36/- (Rupees Ten Lakh Twenty One Thousand Six Hundred Ninety Eight and Thirty Six Paise Only)** due and payable as on 09.04.2021 along with future interest applicable from 10.04.2021 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.
2. 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: L65110MH1985PLC038137
7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

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www.kotak.com

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



Kotak Mahindra Bank

- 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 Authorized officer of FIHFCL has taken Physical possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9 and in pursuance of order dated on 01.10.2021, passed by Ld. District Jamangar, under Section 14 of the said SARFAESI Act.
- After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and on the basis of report of valuer, first auction of the Secured Asset as mentioned in Annexure "A" was conducted on 27.12.2022 with the Reserve Price of Rs.13,60,000/- (Rupees Thirteen Lakh Sixty Thousand Only) However, the said auction failed for want of bidders.
- Subsequent to the Assignment of loan account in its favour for recovering its legal dues, the Secured Asset was again put on auction on 12.09.2023 with the Reserve Price of Rs. 11,00,000/- (Rupees Eleven Lakh Only). However, the said auction also failed for want of bidders. The Bank is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Asset will not be sold and which sale will be on "as is where is and whatever is basis".
- 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 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) 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.15,31,702/- (Fifteen Lakh Thirty One Thousand Seven Hundred Two Only)** as of **12.12.2023** along with future interest applicable from **13.12.2023** and other charges as demanded in the instant notice, within the statutory period of 15 (Fifteen) 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.
- 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	03.01.2024
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	02.01.2024 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Limited Retail- ARD G1,TWIN TOWER,SAHARA DARWAJA,RING ROAD SURAT - 395 002
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE HTTPS://BANKAUCTIONS.IN/



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CIN: L65110MH1985PLC038137

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Maharashtra, India.



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8. Please treat this notice as Notice under Rule 8(5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the secured asset.
9. Post the expiration of the said 15 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.
10. 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. SANJAY V AGRAVAT 2. MRS. DIPTIBEN AGARVAT 3. MR. PINTU VINODRAÏ AGRAVAT 4. MRS. DHARABEN DINESHBHAI LASHKARI LOAN NO. 600407510271716	Rs. 15,31,702/- (Fifteen Lakh Thirty One Thousand Seven Hundred Two Only) as of 12.12.2023 along with future interest applicable from 13.12.2023 UNTIL PAYMENT IN FULL.	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING SUB PLOT NO. 11/4 ALONG WITH CONSTRUCTION THEREON, AREA ADMEASURING 39.96 SQMTRS SITUATED ON PLOT NO. 23/2, ADMEASURING 58091.51 SQ. MTRS. BEARING R.S. NO. 18-19 PAIKI, VIBHAPAR VILLAGE, IN JAMNAGAR CITY ON JAMNAGAR-RAJKOT HIGHWAY NEAR SUBHESH BRIDGE WITHIN LIMITS OF JAMNAGAR MUNICIPAL CORPORATION, GUJRAT DEMARICATION OF THE MORTGAGED PROPERTY: NORTH: SUB PLOT NO. 211/5 SOUTH: SUB PLOT NO. 211/3 EAST: 7.50 MTRS WIDE ROAD WEST: PLOT NO. 225 AND 226 NAME OF THE MORTGAGORS: SANJAY V AGRAVAT & PINTUBHAI VINODRAI AGRAVAT	RESERVE PRICE RS.11,00,000/- (RUPEES ELEVEN LAKH ONLY) EMD: RS. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY)



RL 1100910199 <110091>
RL A RD248376428IN
Counter No:1,OP-Code:1
To:SANJAY,
JAMNAGAR, PIN:361007
From:KOTAK MAHINDRA BANK LTD.... , 201313
Wt:30grams,
Amt:32.00 ,15/12/2023 ,11:46
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
RL A RD248376431IN
Counter No:1,OP-Code:1
To:SANJAY V,
JAMNAGAR, PIN:361007
From:KOTAK MAHINDRA BANK LTD.... , 201313
Wt:30grams,
Amt:32.00 ,15/12/2023 ,11:42
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
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JAMNAGAR, PIN:361007
From:KOTAK MAHINDRA BANK LTD.... , 201313
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<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
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JAMNAGAR, PIN:361007
From:KOTAK MAHINDRA BANK LTD.... , 201313
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Amt:32.00 ,15/12/2023 ,11:42
<<Track on www.indiapost.gov.in>>



RL 1100910199 <110091>
RL A RD248376547IN
Counter No:1,OP-Code:1
To:DHARABEN,
JAMNAGAR, PIN:361007
From:KOTAK MAHINDRA BANK LTD.... , 201313
Wt:30grams,
Amt:32.00 ,15/12/2023 ,11:42
<<Track on www.indiapost.gov.in>>

