

**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 FULLERTON INDIA HOME FINANCE COMPANY LTD, (KNOWN AS <sup>A</sup> 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 PARCEL OF THE PROPERTY BEARING FLAT NO. G-1 ON THE GROUND FLOOR ADMEASURING 533 SQ. FTS. SUPER BUILT UP AREA, & 353 SQ. FTS. I.E. 32.79 SQ. MTS. BUILT UP AREA, ALONG WITH 8.36 SQ. MTS. UNDIVIDED SHARE IN THE LAND OF 'SANSKAR VILLA PART-B OF MAHADEV RESIDENCY-2", SITUATE AT REVENUE SURVEY NO. 256/3, 256/2+260 BLOCK NO. 182 PAIKI PLOT NO. 324, 325, 326, 327, 328, 329 & 330, OF MOJE VILLAGE TATITHAIYA, TA: PALSANA, DIST: SURAT.

**BOUNDED AS FOLLOWS:**

NORTH : PLOT NO. 323 PROPERTY  
SOUTH : PLOT NO. 331 P RTY  
EAST : BAGUMARA VILLAGE SIMADO  
WEST : 6.00 MTS. ROAD

<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</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
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	PROPERTY INSPECTION	
<p><b>1. MR. BHARATBHAI S KADAM</b>  <b>S/O MR. SHRIRAMBHAI BABULAL KADAM</b>  <b>AT:</b>            GL SANSKAR VILLA BLOK NO B; TATITHAY,            PALSANA TANTITHAIYA, NEAR MAHADEV            RESIDENCY; CHALTHAN, GUJARAT; 394305            EMAIL: <a href="mailto:BHARAT.KADAM@GMAIL.COM">BHARAT.KADAM@GMAIL.COM</a>  <b>ALSO AT:</b>            YUG MART, B-70 PURVI SOCIETY HIRABAG            NEAR AMRUTSAGAR APARTMENT, SURAT,            GUJRAT-395006</p> <p><b>2. MRS. RUPABEN BHARATBHAI KADAM</b>  <b>W/O MR. BHARATBHAI S KADAM</b>  <b>AT:</b> GL SANSKAR VILLA BLOK NO B;            TATITHAY,            PALSANA TANTITHAIYA, NEAR MAHADEV            RESIDENCY, CHALTHAN, GUJARAT-394305  <b>ALSO AT:</b>            YASHVI FASHION, 13-14 HIRABAG ESTATE,            UMIYADHAM, BEHIND STATION, SURAT,            GUJRAT-395003</p> <p>LOAN NO. 600208810615012</p> <p>TOTAL OUTSTANDING: <b>RS. 6,33,230/- (RUPEES SIX LAKH THIRTY THREE THOUSAND TWO HUNDRED THIRTY ONLY) AS OF 26.12.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 27.12.2023 UNTIL PAYMENT IN FULL.</b></p>	<p>1) E-AUCTION DATE :-24.01.2024 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 23.01.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 18-01-2024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE            RS. 3,60,000/- (RUPEES THREE LAKH SIXTY THOUSAND ONLY)</p> <p>EMD: RS. 36,000/- (RUPEES THIRTY SIX THOUSAND ONLY)</p> <p>BID INCREMENT –            RS. 10,000/- (RUPEES TEN 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</b>” PAYABLE AT SURAT OR NEFT/RTGS IN THE ACCOUNT OF “<b>KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR22033032 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN 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> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT <b>TO MR. AKSHIT SOLANKI (+91 7302111608), MR. RAJENDER DAHIYA (+91 8448264515).</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. <a href="http://www.kotak.com">WWW.KOTAK.COM</a> AND/OR ON <a href="http://bankauctions.in/">HTTP://BANKAUCTIONS.IN/</a></p> <p><b>PLACE:</b> SURAT</p> <p><b>DATE:</b> .....</p> <p style="text-align: right;"><b>AUTHORIZED OFFICER</b>  <b>KOTAK MAHINDRA BANK LIMITED</b></p>		

