



kotak

Kotak Mahindra Bank Ltd.

**REGISTERED OFFICE AT 27BKC, C 27, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI- 400051 (MAHARASHTRA)
BRANCH OFFICE: 5th FLOOR, METRO TOWER, NEAR VIJAY NAGAR SQUARE, A.B. ROAD, INDORE (M.P.) 452010**

PUBLIC NOTICE FOR SALE

Sale Notice of Immovable Properties by inviting tenders from public Under Rule 8 (5), 8(6) 9(1) & 6(2) of The Security Interest (Enforcement) Rules 2002 and The Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.

The undersigned being the Authorized Officer (AO) of the Kotak Mahindra Bank Ltd. (KMBL) invites tenders/offers for sale of the below mentioned properties belonging to **Late Sh. Saurabh Garg S/o B. M. Garg** (as specified below) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (3 of 2002) read with the Security Interest (Enforcement) Rules, 2002, for recovery of secured debts plus interest, penal interest and costs etc of Kotak Mahindra Bank Ltd till the date of realization). The Properties are proposed to be sold on "As is where is" and "is whatever there is basis" and on without recourse basis.

Name of the Borrower/ Guarantor	Description of the Immovable property	Reserve Price	Earnest Money Deposit	Amount as per demand notice 13(2)
1. M/s My Car (Bhopal) Pvt Ltd (Borrower) 2, Malviya Nagar, Opposite Rai Bhawan, Bhopal (M.P.) 462001, 2. Late Sh. Mr. Saurabh Garg (Mortgagor and Guarantor) (Through his legal heirs) E-7/88, HIG, State Bank Colony, Arera Colony, Avantika Community Hall, Bhopal, Tehsil Huzur, Dist Bhopal (M.P.) 462016, 3. Mrs. Manju Garg (Guarantor) E-7/88, HIG, State Bank Colony, Arera Colony, Avantika Community Hall, Bhopal, Tehsil Huzur, Dist Bhopal (M.P.) 462016, 4. Mr. Vijay Garg (Guarantor) My Bike, A-4 Housing Board Colony, Kho E Fiza, Bhopal (M.P.) 462001 & (2nd Address) 10-437, 10 Khalasi Line, Kanpur Nagar, Kanpur (U.P.) 208001, 5. Mr. BeniMadhav Garg (Guarantor) E-7/88, HIG, State Bank Colony, Arera Colony, Avantika Community Hall, Bhopal, Tehsil Huzur, Dist Bhopal (M.P.) 462016 & (2nd Address) 10-437, 10 Khalasi Line, Kanpur Nagar, Kanpur (U.P.) 208001, 6. M/s My Mega Ventures Pvt Ltd (Guarantor) E-7/88, HIG, State Bank Colony, Arera Colony, Avantika Community Hall, Bhopal, Tehsil Huzur, Dist Bhopal (M.P.) 462016, 7. M/s My Store Pvt Ltd (Guarantor) E-5/15, Arera Colony, Bittal Market, Bhopal (M.P.) 462001 & (2nd Address) E-7/88, HIG, State Bank Colony, Arera Colony, Avantika Community Hall, Bhopal, Tehsil Huzur, Dist Bhopal (M.P.) 462016, 8. M/s My Bike (Guarantor) A-4 Housing Board Colony, Kho E Fiza, Bhopal (M.P.) 462001,	Owned by Late Sh. Saurabh Garg S/o B. M. Garg All that piece and parcel of the diverted plot of Land Type "A" admeasuring 7796.88 Sq. Mtrs. Approx. 2.00 Acre particularly demarcated with red colour boundary on the approved layout plan and shown as "plot A for convenient shopping" (The said approved Layout plan copy is attached herewith as "Annexure A") Which is part of bigger Layout land admeasuring 10.97 Hectares carved out of various Survey Numbers. i.e. 281/2/2, 282/1/2, 281/2/1, 282/1/1, 291, 292, 311, 376, 377, 378, 373, 374, 245, 305, 306, 307, 309, 375, 380/1 and 380/2 mentioned in the approved layout plan, situated at gram Kalapani, P.H. No.36/31 Tehsil Huzur District Bhopal and bounded as follows: East: Land Khasara No. 281 (Old number) New Number 291, West:Road, North: Proposed Road, South: Others Property Together with all fixtures & fittings, building and structures attached to the earth or permanently fastened to anything attached to the earth, both present & future and all easementary/ mamool rights annexed thereto.	Rs. 5,64,00,000/- (Rupees Five Crore Sixty Four Lakhs only) (Commercial Plot)	Rs. 56,40,000/- (Rupees Fifty Six Lakh Forty Thousand only) (Commercial Plot)	Rs. 5,35,77,941.73 (Rupees Five Crore Thirty Five Lakhs Seventy Seven Thousand Nine Hundred Forty One and Seventy Three Paise Only) due as on 20.05.2019, with further interest, costs and charges

Last Date & Place of receiving tender/offer: 14.09.2020 up to 4.00 P.M. at Agri Business Group, Kotak Mahindra Bank Limited, 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010

Date & Place of opening tender/offer: 15.09.2020 at 3.00 P.M. at Agri Business Group, Kotak Mahindra Bank Limited, 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010

Terms & Conditions of Auction: 1. The interested parties may send/submit their offer in sealed covers superscripting on the envelope as "Offer for Sale of Assets- (write the address of asset/ property/ies)" along with **Earnest Money Deposit (EMD) by way of Pay Order/DD payable at Indore, favoring Kotak Mahindra Bank Ltd.** EMD shall bear no interest, be adjusted in case of successful parties and shall be forfeited in case of default by such party. The aforesaid property/ies shall not be sold below the reserve price mentioned above. 2. The successful party has to deposit 25% of the quoted amount (inclusive confirmation of EMD) immediately on the same day (15.09.2020) by way of Pay Order / DD and remaining 75% on or before 15th day from the date of confirmation of sale. The AO may at his/her sole discretion extend in writing the time for making the payments. In case of failure to make the required payment by the stipulated date, the EMD and all amounts paid till then, shall stand forfeited without any notice and further the sale will be confirmed in favour of the tenderer who offered the next higher price or the property/ies shall be resold. 3. All such payments to be made only in the form of Banker's Cheques or Demand Draft drawn in favour of the Kotak Mahindra Bank Ltd. 4. The Authorized Officer may retain EMD of top 3 Tenderers upto 2 months from the date of opening of the tenders. 5. The Successful party would bear the charges/fees payable for conveyance/sale such as stamp duty/taxes, registration fees etc. as applicable as per law. 6. The AO will not be responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt. or anybody in respect of the property/ies under sale. 7. The AO has the absolute right to accept or reject any offer or adjourn/postpone the sale without assigning any reason thereof. 8. The sale is subject to confirmation by the Bank. 9. The Bank shall not be responsible for any error, omission in this proclamation. 10. Tender cum-auction document can be obtained from the **Kotak Mahindra Bank Ltd. Indore, Agri Business Group** between Banks's working hours on payment of a non-refundable fee of Rs. 1,000/- by **Demand Draft/ Pay Order drawn in favour of "Kotak Mahindra Bank Ltd" payable at Indore. For further details term and conditions please visit our website https://www.kotak.com/en/bank-auctions.html** also regarding for inspection of the properties and queries relating thereto, the interested parties may contact **Authorized Officer, Kotak Mahindra Bank Ltd, Agri Business Group, Branch Office: 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010., Mobile No. 9115606385 / 7314782948 / 8370013754 / 7583846248, during office hours (10.00 A.M. to 5.00 P.M.) Latest by 10.09.2020.** 11. The borrowers, respective tenderers, guarantors or owners of the respective properties or their authorized representatives, may remain present at the time of opening of the tenders. They are, advised to remain present themselves or through their duly authorized and empowered representatives. 12. The Kotak Mahindra Bank Ltd. reserves the right to sell the property in part or in full. The Authorized Officer may at his/her discretion permit inter-se bidding amongst the top three bidders.

This publication is also a notice of 30 days to the Borrower/s and Guarantor/s of the intention of holding of sale on above mentioned date if the dues are not repaid in full.

Date: 06.08.2020

Place: Bhopal

Authorized Officer