



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 (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 M/s Patwa Automotive Pvt Ltd. (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 Patwa Automotive Pvt Ltd. (Borrower), Office at Lasudia Mori, Dewas Naka, A.B. Road, Indore (M.P.) 452012 and 2. Mr. Surendra Patwa (Guarantor), residing at 34, Gulmarg Colony, Behind saket, Indore (M.P.) 452001 and 3. Mrs. Monika Patwa (Guarantor & Mortgager), residing at 34, Gulmarg Colony, Behind saket, Indore (M.P.) 452001 and 4. Mr. Mahendra Patwa (Guarantor), residing at Mhow Neemuch Road, Ratlam (M.P.) 457001 and 5. M/s Patwa Abhikaran Ratlam Pvt Ltd. (Guarantor & Mortgager) Office at 1, Mhow Road, Ratlam (M.P.) 457001 and 6. M/s Urvarak Abhikaran Neemuch Pvt. Ltd. (Guarantor) Office at 203, City Center, M. G. Road Indore (M.P.) 452001 and 7. M/s Patwa Marketing Pvt Ltd. (Guarantor) Office at 203, City Center, M. G. Road Indore (M.P.) 452001 and 8. Star City Construction Pvt. Ltd. (Guarantor & Mortgager) Office at-203, City Center, M. G. Road Indore (M.P.) 452001 India.	PROPERTY No. 1. Owned by M/s Star City Construction Pvt. Ltd. (Earlier Mortgaged vide Deed of Mortgage dated 18.01.2013 registered at Serial No. 4480(2/1) All that piece and parcel of diverted plot Nos. as detailed in below table:	Property No. 1 - Rs. 37,80,000/- for each plot (Total 2 residential plots)	Property No. 1 - Rs. 3,78,000/- for each plot (Total 2 residential plots)	Rs. 4,36,46,976.66 (Rupees Four Crore Thirty Six Lakhs Forty Six Thousand Nine Hundred Seventy Six And Sixty Six Paise Only) due as on 13.05.2019, with further interest, costs and charges				
		Property No. 2: Rs. 62,00,000/- (Residential Flat)	Property No. 2: Rs. 6,20,000/- (Residential Flat)					
		Boundaries						
		Sr. Nos.	Plot Nos.	Area in Sq. Ft.	East	West	South	North
		1	C-79	2800	C-86	Road	C-78	C-80
		2	C-80	2800	C-85	Road	C-79	C-81

All that piece and parcel of above 2 number of plots bearing as detailed in above table and bounded as detailed in above table, carved out of a bigger approved layout of plots prepared on survey Nos. 808/1,809/1/2,810/1,818/2/2,810/2/1,810/2/2,808/2/1, 808/2/2 and known as Golf Link Colony, Kanadia Tehsil & District Indore.

DETAILS OF SALE OF PROPERTY 2: Owned by Mrs. Monika Patwa(Earlier Mortgaged vide record of Mortgage dated 21/07/2012 registered on 24.07.2012 with No. 2233) All that piece and parcel of Non Agricultural property bearing Flat No. 401, 4th Floor, Vishal Tower Plot No. 90, Chandralok Colony, Indore (M.P.), admeasuring total super built up area of 1785.00 Sq. Ft. and bounded as follows: On or towards the North by : Road, On or towards the South by : Passage & Portion of 404, On or towards the East by : Plot No. 89, On or towards the West by : Portion No. 402.

Common for all above three properties: Properties will be sold together with all fixtures and 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.

Last Date & Place of receiving tender/offer: 26.06.2020 up to 4.00 P.M. at Kotak Mahindra Bank, 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010

Date & Place of opening tender/offer: 29.06.2020 at 3.00 P.M. at Kotak Mahindra Bank, 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 (29.06.2020) 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. 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 inspection of the properties and queries relating thereto, the interested parties may contact Authorized Officer, Kotak Mahindra Bank, 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 22.06.2020. 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 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 15 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: 10.06.2020

Place : Indore

Authorized Officer