

**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, Plot No. 8, First Floor, W.H.C Road, Shankar Nagar, Nagpur, Maharashtra 440010

**Sale Notice for sale of immovable properties**

E-Auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 under Rule 8(5) Read with 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 has been taken by the Authorized officer of Kotak Mahindra Bank Limited secured creditor on **26-08-2021**, pursuant to the assignment of debt in its favor by Capital First Limited (CFL), will be sold on “as is where is”, “as is what is”, and “whatever there is” for realization of bank’s dues.

Description of the immovable Property with known encumbrance, if any

**Property-1**

All that piece and parcel property R.C.C. Structure consisting a residential unit bearing apartment no.201, containing by admeasurements approx. 45.08 square meters built up (62.93 square meter super built up) situated at 2<sup>nd</sup> floor of the building known as “Madhav Shyam” standing with right to hold approx.9.99% undivided proportionate share and interest in the piece and parcel of land admeasuring about 4860.37 square feet (451.54 square meters) bearing Trust (N.I.T.) Plot No.55, out of Khasara No.28/2, City Survey No.29, Sheet NO.8 of Mouza Indora, Nagpur, Corresponding to Corporation House No.3919/F/55, Ward No.57, Situated at Khushi Nagar, Nagpur.

Property bounded as: North By : Road, South By: Plot no.38,39, East By: Road, West By : Plot NO.55/A

**Property no.2**

All that piece and parcel property R.C.C. Structure consisting a residential unit bearing apartment no.203, containing by admeasurements approx. 35.99 square meters built up (47.24 square meter super built up) situated at 2<sup>nd</sup> floor of the building known as “Madhav Shyam” standing with right to hold approx.7.95% undivided proportionate share and interest in the piece and parcel of land admeasuring about 4860.37 square feet (451.54 square meters) bearing Trust (N.I.T.) Plot No.55, out of Khasara No.28/2, City Survey No.29, Sheet No.8 of Mouza Indora, Nagpur, Corresponding to Corporation House NO.3919/F/55, Ward No.57, Situated at Khushi Nagar, Nagpur.

Property bounded as: North By: Road, South By: Plot no.38,39, East By: Road, West By: Plot No.55/A

<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 Property Inspection</b>	<b>1. Reserve Price 2. EMD of the Property 3. BID Increment</b>
<p>Mrs. Simmy Rajesh Janiyani W/O Late Mr. Rajesh G. Janiyani Janta Anaj Bhandar, Azad Chowk, Ward No.85, Sadar, Near Azad Bhavan, Nagpur, Maharashtra-440011.</p> <p>Also At: Mrs. Simmy Rajesh Janiyani Sant Dhyanshwar Society, Near Awadh Hospital, Plot No.25, Ring Road, Mankapur, Nagpur, Maharashtra-440014.</p> <p>Also At: Mrs. Simmy Rajesh Janiyani Plot No.55, Ward No.57, Flat No.201 &amp; 203, Second Floor, Madhav Shyam Appartment, Kushi Nagar, Nagpur, Maharashtra-440026 (as co-borrower and legal heir of Late Mr. Rajesh G. Janiyani (since deceased)</p>	<p>1.) E-AUCTION DATE: <b>03.11.2021</b> 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 <b>02.11.2021</b> UP TO 7:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 26.10.2021 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>Property No-1</b> Reserve Price: Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only)</p> <p>EMD: Rs. 1,55,000/- (Rupees One Lakh Fifty Five Thousand Only)</p> <p><b>Property No-2</b> Reserve Price: Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)</p> <p>EMD: Rs. 1,25,000/- (Rupees One Lakh Fifty Thousand Only)</p>

<p>Loan Account No. 434877</p> <p>Total Outstanding: Rs. 77,15,091/- as of 24.09.2021 With applicable rate of interest at the contractual rate as per the loan agreement along with all cost, charges &amp; expenses until payment in full..</p>		<p><b>Bid Increment</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only) &amp; in such multiples.</p>
<p>The Earnest Money has to be deposited by way of DD in Favor of <b>“Kotak Mahindra Bank Limited” payable at Nagpur</b> or NEFT/RTGS in the account of “Kotak Mahindra Bank Limited Account No 06410157020021 and IFSC Code- KKBK0000958, Branch Nariman 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 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>Mr. Rajender Dahiya (+91 8448264515), Mr. Dipendra Rathod (+91 9860338348) &amp; Mr. Gurpal Singh (+91 9592921114).</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="https://bankauctions.in/">https://bankauctions.in/</a></p> <p><b>Place: Nagpur</b> <b>Date: 27.09.2021</b></p> <p style="text-align: right;"><b>Authorized Officer</b> <b>Kotak Mahindra Bank Limited</b></p>		