

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: : NO 22, 2ND FLOOR, KOTAK HOUSE, M G ROAD, BENGALURU-560001

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 9 (1) 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 PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER ON 15.02.2022, OF KOTAK MAHINDRA BANK LTD. ("KMBL") AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED , WILL BE 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 PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

POSTAL ADDRESS:- FLAT NO. 701, 7TH FLOOR, BLOCK / WING , C1, PROVIDENT WELLWORTH CITY, APARTMENT, KADATHANAMALE VILLAGE, HESARAGATTA HOBLI, BANGALORE-560088

MORE PARTICULARLY DESCRIBED AS:-

MORE PARTICULARLY DESCRIBED AS :- **SCHEDULE A :-**

(ENTIRE PROPERTY IN WHICH THE BUILDING IN CONSTRUCTED)

ALL THAT PIECE AND PARCEL OF RESIDENTIALLY CONVERTED LAND COMPRISED OF SURVEY NOS.30 (7 ACRES 24.5 GUNTAS), 31 (6 ACRES 25.5 GUNTAS), 32 (9 ACRES 02 GUNTAS), 33 (9 ACRES 37.25 GUNTAS), 34 (6 ACRES 0.5 GUNTAS) AND 161 (2 ACRES) OF KADATHANAMALE VILLAGE, HESARAGATTA HOBLI, BANGALORE NORTH TALUK, BANGALORE IN ALL MEASURING 41 ACRES 9.75 GUNTAS (I.E. 17,96,576.51 SQ FT) (WHICH INCLUDE THE LAND RELINQUISHED TO AN EXTENT OF 10 ACRES 28.68 GUNTAS (I.E. 466843.94 SQ FT) IN FAVOUR OF MEMBER SECRETARY, BIAAPA, IN COMPLIANCE WITH THE REQUIREMENT OF SANCTION PLAN AND AN AREA OF 24,193.40 SQ FT RESERVED FOR LOCATING ELECTRICAL SUB-STATION OR YARDS) AND THE ENTIRE

PROPERTY IS BOUNDED AS FOLLOWS-

EAST - LAND IN SURVEY NO.160, DODDABALLAPUR ROAD, LAND IN SURVEY NOS.162, 163, 164, 40 AND 41 WEST - LAND IN SURVEY NOS.41, 29, 30/7(P), 31/4(P), 31/3(P), 31/2(P), 31/1(P), 34/2(P), 34/1(P) NORTH - LAND IN SURVEY NOS. 37, 38 AND 160 SOUTH - LAND IN SURVEY NO.41 AND 29.

SCHEDULE - B

(PROPERTY CONVEYED UNDER THIS DEED)

AN UNDIVIDED 0.0188% (ZERO POINT ZERO ONE EIGHT EIGHT PERCENT) SHARE (EQUIVALENT TO 245.62 SQ FT) IN THE LAND MEASURING 1006611.05 SQ FT BEING THE LAND APPORTIONED TO THE RESIDENTIAL DEVELOPMENT FORMING PART OF SCHEDULE 'A' PROPERTY

SCHEDULE - C (DESCRIPTION OF THE APARTMENT)

A TWO BEDROOM APARTMENT BEARING NO.701 (PROPERTY NO.150200202500222516) ON THE SEVENTH FLOOR IN BLOCK/WING "C1" OF THE RESIDENTIAL APARTMENT COMPLEX KNOWN AS "PROVIDENT WELWORTH CITY" CONSTRUCTED ON THE SCHEDULE "A" PROPERTY, HAVING A SUPER BUILT-UP AREA OF 845 SQ FT (WHICH IS INCLUSIVE OF THE FLOORS, CEILING AND WALLS BETWEEN THE APARTMENTS AND PROPORTIONATE SHARE IN ALL COMMON AREAS AND CLUBHOUSE AREA) TOGETHER WITH AN EXCLUSIVE RIGHT TO USE ONE OPEN RESERVED CAR PARKING SPACE.

| BORROWER/S & GUARANTOR/S NAME & ADDRESS | 1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION | 1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT |
|---|---|--|
| <p>1. MR. AASHISH GUPTA (BORROWER)</p> <p>2. MRS. ANSHU GUPTA (CO-BORROWER)</p> <p>BOTH AT: J-402 MANTRI ESPANA, KARIYAMMANA AGRAHARA MARATHAHLI RING ROAD, BELLANDUR BANGALORE, KARNATAKA, - 560103.</p> <p>ALSO ALL AT: FLAT NO. 701, 7TH FLOOR, BLOCK / WING C1,</p> <p>PROVIDENT WELLWORTH CITY APARTMENT, KADATHANAMALE VILLAGE, HESARAGATTA HOBLI, BANGALORE - 560088.</p> <p>LOAN NO. 404ZLH69037858</p> <p>TOTAL OUTSTANDING: RS. 34,80,488/-(RUPEES THIRTY FOUR LAKH EIGHTY THOUSAND FOUR HUNDRED EIGHTY EIGHT ONLY) AS OF 15.2.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 16.2.2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p> | <p>1) E-AUCTION DATE :- 06.03.2023 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE FOR SUBMISSION OF EMD WITH KYC IS: - 03.03.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: - 27.02.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p> | <p>RESERVE PRICE: RS. 20,80,000/- (RUPEES TWENTY LAKH EIGHTY THOUSAND ONLY)</p> <p>EMD: RS. 2,08,000/- (RUPEES TWO LAKH EIGHT THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/-- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p> |
| <p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT BENGALURU 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 SARFAESI 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> | | |

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. VIJAY SUNDRIYAL (+91 9517532720), MR. NAGARAJ K (+91 8296621749.), MR. VASANTHA KUMAR H P (+91 9964722505), MR. B MANJUNATH (+91 9845626242) & MR. RAJENDER DAHIYA (+91 8448264515)**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK

[HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: BANGALORE

DATE:.....

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**