

**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, RING ROAD , SAHARA DARWAJA, SURAT 395002**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 READ WITH 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 PROPERIESY MORTGAGED/CHARGED TO THE SECURED CREDITOR THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON **07.03.2022**, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED (HEREIN AFTER REFERRED AS CCFIL), 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:**

ALL THAT PIECE & PARCEL OF IMMOVABLE PROPERTY, PREMISES OF FIRST FLOOR, SHOP NO. 19, ADM EAST-WEST LENGTH 30 FT. AND NORTH-SOUTH WIDTH 12 FT. TOTAL ADMESURING 360 SQ. FT. I.E. 33.44 SQ. MTRS. ALONG WITH UNDIVIDED SHARE IN LAND 8.36 SQ. MTRS. FIRST FLOOR, “AMBIKA SHOPPING CENTRE”, DEVELOPED \* CONSTRUCTED UPON LAND SITUATED IN STATE: GUJARAT, DISTRICT: SURAT, SUB-DISTRICT & TALUKA: KAMREJ, MOJE: NAVAGAM, BLOCK NO. 121, COMMERCIAL PLOT PAIKEE A TYPE PLOT NO. 1 TO 16 PAIKEE.

<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>1.MR. MAHESHBHAI RAVAJIBHAI PATEL S/O MR. RAVAJIBHAI LALLUBHAI PATEL B-104, 2ND FLOOR, AMBIKA COMPLEX,NEAR DADA BHAGWAN MANDIR,OPP. COLLEGE, KAMREJ CHAR RASTA, SURAT</p> <p>ALSO AT: MR. MAHESHBHAI RAVAJIBHAI PATEL S/O MR. RAVAJIBHAI LALLUBHAI PATEL, SHOP PREMISES BEARING NO F - 19, AMBIKA SHOPPING CENTRE, BLOCK NO 121, VILLAGE NAVAGAM,TAL.KAMREJ, DISTRICT SURAT</p> <p>2.MRS. SAROJBEN MAHESHBHAI PATEL W/O MR. MAHESHBHAI RAVAJIBHAI PATEL B-104, 2ND FLOOR, AMBIKA COMPLEX,NEAR DADA BHAGWAN MANDIR,OPP. COLLEGE, KAMREJ CHAR RASTA, SURAT</p> <p>ALSO AT: MRS. SAROJBEN MAHESHBHAI PATEL W/O MR. MAHESHBHAI RAVAJIBHAI PATEL SHOP PREMISES BEARING NO F - 19, AMBIKA SHOPPING CENTRE, BLOCK NO 121, VILLAGE NAVAGAM,TAL.KAMREJ, DISTRICT SURAT</p> <p><b>LAON ACCOUNT NO:</b> 14761182</p> <p><b>TOTAL OUTSTANDING:</b> RS. 17,66,140 /- (RUPEES SEVENTEEN LAKH SIXTY SIX THOUSAND ONE HUNDRED FORTY ONLY)AS OF 6-9-2023 WITH</p>	<p><b>1) E-AUCTION DATE:</b> 4-10-2023 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES.</p> <p><b>2) LAST DATE FOR SUBMISSION OF EMD WITH KYC IS</b> 3-10-2023 UP TO 5:00 PM (IST.)</p> <p><b>3) DATE OF INSPECTION</b> 25-9-2023 BETWEEN 11:00 AM TO 4:00 PM (IST.)</p>	<p><b>RESERVE PRICE:</b> RS. 7,00,000/- (RUPEES SEVEN LAKH ONLY)</p> <p><b>EMD</b> RS. 70,000/- (RUPEES SEVENTY THOUSAND ONLY)</p> <p><b>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</b></p>

FURTHER INTEREST @24% PER ANNUM FROM 7-9-2023 IN FULL ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT.		
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT SURAT 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.

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.

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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT TO MR. KISHORE ARORA (+91 7227953457) MR. BRIJESH PARMAR (+ 91 9727739158), MR. AKSHIT SOLANKI (+91 7302111608), MR. RAJENDER DAHIYA (+91 8448264515), MR. RAVINDER GODARA (+91 9983999074).

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 WEBSITE I.E. [WWW.KOTAK.COM](http://www.kotak.com) AND/OR ON <http://bankauctions.in/>

PLACE: SURAT  
DATE: \_\_\_\_\_

AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED