

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: G1,Twin Tower,Sahara Darwaja, Ring Road Surat – 395 002.

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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO AS “FIHFCL”) on 27.10.2021, AND PURSUANT TO THE ASSIGNMENT OF DEBT BY FIHFCL **IN FAVOUR OF KOTAK MAHINDRA BANK LTD (KMBL)**, THE MORTGAGED PROPERTY 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 PROPERTIES WITH KNOWN ENCUMBRANCE, IF ANY

ALL THAT PIECE AND PARCEL PLOT NO 169 ADMEASURING ABOUT 44.49 SQ. MT. TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN ROAD AND cop ADMEASURING ABOUT 29.0 SQ. MT. OF "SHIV SHAKTI ESTATE PART-3" ORGANIZED ON LAND BEARING BLOCK NO. 480 AND 822 TOTAL ADMEASURING ABOUT 18211 SQ. MT. (PLOT NO. 169 IS THE PART AND PARCEL OF BLOCK NO. 822) OF OLPAD SUB DISTRICT OLPAD (DISTRICT SURAT BELONGS TO VISHALKUMAR GHANS

YAMBHI DEVANI)

BOUNDARIES OF THE SAID PROPERTY:-BOUNDARIES

NORTH:- ADJOINING PLOT NO.168

EAST 6 MT. INTERNAL ROAD

SOUTH:- ADJOINING PLOT NO. 170

WEST:- ADJOINING PLOT NO 164

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
1. MR. HITESHKUMAR BABUBHAI PATEL S/O MR. BABUBHAI PATEL . 2 MR. DHARMESHKUMAR BABUBHAI PATEL S/O MR. BABUBHAI PATEL . 3.MR. SUMANBEN BABUBHAI PATEL W/O MR. PARSHOTAMBHAI PATEL ALL AT: 6, SURYADARSHAN ROW HOUSE, JAHANGIRPURA BHESAN; SURAT, NEAR CING PUMP, SURAT, GUJARAT-395005	1) E-AUCTION DATE :- 22-02-2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 21-02-2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION: -16-02-2024 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS. 6,30,000/- RUPEES SIX LAKH THIRTY THOUSAND ONLY) EMD: RS. 63,000/- (RUPEES SIXTY THREE THOUSAND ONLY) BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.

ALL ALSO AT:

PLOT NO 169 "SHIV SHAKTI ESTATE
VIBHAG 3 OPP GSPL B/S SHAGUN VILLA
NEARROYAL PARK 1 OLPAD, SAYAN
ROAD SUB DISTRICT OLPAD
DISTRICT SURAT, GUJARAT -394540.

LOAN NO.
602607210668940

TOTAL OUTSTANDING:. RS. 22,65,090 /-
(Rupees Twenty Two Lakh Sixty Five Thousand
Ninety only) AS OF 15.01.2024 ALONG WITH
FUTURE INTEREST APPLICABLE FROM
16.01.2024 UNTIL PAYMENT IN FULL.

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 RAR22032873 AND IFSC CODE- KKBK0000631 , BRANCH KALINA 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. AKSHIT SOLANKI (+91 +91 6394015464), (+91-9152219751), 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
WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKEAUCTIONS.IN](https://bankeauctions.in)

PLACE: SURAT

DATE:

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**