

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, Kotak Mahindra Bank Ltd, Kotak House, M G Road, Bangalore 560001.

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 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) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LTD (HEREINAFTER REFERRED TO AS " **KMBL** ") AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF KOTAK MAHINDRA BANK LIMITED BY " **BFL** ", THE PROPERTY WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON **07.03.2024 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES**, FOR RECOVERY OF 2,18,05,508/(**Rupees Two Crore eighteen Lakh Five Thousand Five Hundred and Eight Only**) AS OF **15.02.2024** ALONG WITH FUTURE INTEREST APPLICABLE FROM **16.02.2024** UNTIL PAYMENT IN FULL **WITH COST AND CHARGES**

UNDER THE LOAN ACCOUNT NO. 4040HL00531338, DUE TO **KMBL**, SECURED CREDITOR **FROM** ESHWAR RETAILING AND EXPORTS PRIVATE LIMITED, MR. VINAY K.J, MR. JAYARAM KATTA, MRS. SHARMILA KATTA VINAY AND MRS. K.J. VANI . THE RESERVE PRICE WILL BE **RS.1,50,00,000/- (RUPEES ONE CORE FIFTY LAKH ONLY)** AND THE EARNEST MONEY DEPOSIT WILL BE **RS 15,00,000/- (RUPEES FIFTEEN LAKH ONLY)** & LAST DATE OF SUBMISSION OF EMD WITH KYC IS **06.03.2024** UP TO 6:00 P.M. (IST.) **PROPERTY DISCRPTION -**

ALL THAT PIECE AND PARCEL OF RESIDENTIALLY CONVERTED LANDS PRESENTLY KNOWN AS "RAJA FARMS" MEASURING A TOTAL EXTENT OF 4 ACRES 38 GUNTAS COMPRISED IN SY. NO. 35/3 OF DODDAKALLASANDRA VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK (CONVERTED VIDE OFFICIAL MEMORANDUM DATED 15/05/2010 BEARING NO. ALN (S V) SR/50/10/11 ISSUED BY THE SPECIAL DEPUTY COMMISSIONER, BANGALORE DISTRICT, BANGALORE) NOW COMING WITHIN THE JURISDICTION OF THE BBMP, BEARING MUNICIPAL NO. 1035/SY. NO. 35/3 AND BOUNDED ON THE;

EAST BY : SY.NO. 35/2 OF ODDAKALLASANDRA VILLAGE

WEST BY : ROAD

NORTH BY : SY.NO. 36 OF ODDAKALLASANDRA VILLAGE

SOUTH BY : SY.NO. 35/4 AND SY. NO. 31 OF DODDAKALLASANDRA VILLAGE

SCHEDULE B PROPERTY

0.7870% UNDIVIDED SHARE, RIGHT, TITLE AND INTEREST IN SCHEDULE 'A' PROPERTY MEASURING ABOUT 1687.835 SQ. FT. IN AN UNDIVIDED STATE HAS BEEN AGREED TO BE SOLD TO THE PURCHASER UNDER THIS AGREEMENT.

SCHEDULE C RESIDENTIAL APARTMENT

RESIDENTIAL APARTMENT BEARING NO. M2 OF TYPE EARTH IN BLOCK M ON THE GROUND FLOOR AND FIRST FLOOR MEASURING ABOUT 3381 SQ. FT. OF SUPER BUILT UP AREA (2330 SQ. FT. OF CARPET AREA) (SUBJECT TO VARIATION OF +-2%) CONSISTING OF FOUR BED ROOMS WITH RCC ROOFING AND OTHER SPECIFICATIONS AS CONTAINED IN THE ANNEXURE TO THIS AGREEMENT OR NEAR EQUIVALENTS THERETO AGREED TO BE SOLD TO THE PURCHASER UNDER THIS AGREEMENT TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND ENJOY 1055 SQ. FT. OF GARDEN AREA ATTACHED TO THE APARTMENT AND TWO

COVERED CAR PARKING SPACES IN THE BASEMENT OF BLOCK M SPECIFICALLY EARMARKED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PURCHASER INCLUDING PROPORTIONATE SHARE IN COMMON AREAS SUCH AS PASSAGES, LOBBIES, STAIRCASE ETC., CONTAINED IN THE BUILDING COMPLEX KNOWN AS "WILASA" CONSTRUCTED ON THE SCHEDULE A PROPERTY,

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
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<p>1. ESHWAR RETAILING AND EXPORTS PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR AND SHAREHOLDER MR. VINAY K.J., 2. MR. VINAY K.J. S/O JAYARAM KATTA, 3. MR. JAYARAM KATTA S/O KRISHNAIAH SETTY, 4. MRS. SHARMILA KATTA VINAY, AND 5. MRS. K.J. VANI ALL AT: NO. 1101, 3RD FLOOR, 24TH MAIN, GOLDEN SQUARE, J.P. NAGAR, 1ST PHASE, BANGALORE - 560078</p> <p>MR. VINAY K.J. S/O JAYARAM KATTA, MR. JAYARAM KATTA S/O KRISHNAIAH SETTY, MRS. SHARMILA KATTA VINAY AND MRS. K.J. VANI ALL ALSO AT: BG-4, NO. 70, J.P. NAGAR 6TH PHASE, KANAKAPURA MAIN ROAD, BANGALORE - 560078</p> <p>ESHWAR RETAILING AND EXPORTS PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR AND SHAREHOLDER MR. VINAY K.J. ALSO AT: NO. 66/1, KAMAL KUNJ, KANAKAPUR MAIN ROAD, SURVEYOR STREET CORNER, BANGALORE-560004</p> <p>MR. G.R. NATARAJ S/O LATE SRI. RAJIAH SETTY AT: R/O NO. 39, NAGASHREE APTS, 30TH CROSS, 2ND MAIN, 7TH BLOCK, JAYANAGAR, BANGALORE - 560082.</p> <p>M/S TANVI ASSET HOLDINGS REPRESENTED BY ITS DESIGNATED PARTNER, SRI. CHETAN G.R AT: NO. 17, "ARNAV", 9TH MAIN, 2ND BLOCK, JAYANAGAR, BANGALORE - 560 011.</p> <p>PRIDE AND EXPERT PROPERTIES PVT. LTD., REPRESENTED BY ITS DIRECTOR, MR. B. R. RAVINDRA AT: NO. 901, 9TH FLOOR, "PRIDE HULKUL, NO. 116, LALBAGH ROAD, BANGALORE - 560 001</p> <p>TOTAL OUTSTANDING: RS. 2,18,05,508/- (RUPEES TWO CRORE EIGHTEEN LAKH FIVE THOUSAND FIVE HUNDRED AND EIGHT ONLY) AS OF</p>	<p>1) E-AUCTION DATE : 07.03.2024 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 :- 06.03.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: :- 29.02.2024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RS. 1,50,00,000 /- (RUPEES ONE CORE FIFTY LAKH ONLY)</p> <p>EMD RS.15,00,000/- (RUPEES FIFTEEN LAKH ONLY)</p> <p>BID INCREMENT: RS. 50,000/- (RUPEES FIFTY THOUSAND ONLY)</p>
<p>15.02.2024 WITH FURTHER INTEREST APPLICABLE FROM 16.12.2024 UNTIL PAYMENT IN FULL AND UNTIL PAYMENT IN FULL AND OTHER CHARGES.</p>		

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “**KOTAK MAHINDRA BANK LIMITED**” **PAYABLE AT Bangalore** OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO. **RAR8685675** AND IFSC CODE- KKBK0000631 , 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 SARFAESI 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, AT THE DISCRETION OF SECURED CREDITOR.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **TO MR. MURALI M R (+918792504468) (+91-9152219751,VIJAY KUMAR MENON (+919940572248) MR. RAJENDER DAHIYA (+91 8448264515) AND SRICHARAN(+919738931789).**

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://BANKAUCTIONS.IN/](https://bankauctions.in/)**

PLACE: Bangalore.
DATE: 22.02.2024

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED