



o/c
Shd
30/11/23

Kotak Mahindra Bank

Registered Post

Dated: 29-11-2023

1. Mr. Ashwinkumar Sundarlal kayasth

AT:

Shop No. G-1, Maruti Complex,
Built up area 38.28 sq.mts, Ground Floor,
City Survey No.2641/A made out, Mouje, Ankleshwar,
Ta.Ankleshwar, Dist. Bharuch- 393001

ALSO AT:-

424, Gujarat Housing Board,
Surtu Bhagol, Near Adarsh School,
Ankleshwar, Bharuch-393001

2. Mrs. Kailashben Ashwinkumar Kayasth

AT:

Shop No. G-1, Maruti Complex,
Built up area 38.28 sq.mts, Ground Floor,
City Survey No.2641/A made out, Mouje, Ankleshwar, Ta.Ankleshwar, Dist Bharuch-393001

ALSO AT:-

424, Gujarat Housing Board,
Surtu Bhagol, Near Adarsh School, Ankleshwar, Bharuch-393001

3. Mr. Sagar A kayasth

At:

Shop No. G-1, Maruti Complex,
Built up area 38.28 sq.mts, Ground Floor,
City Survey No.2641/A made out, Mouje, Ankleshwar, Ta.Ankleshwar, Dist Bharuch-393001

ALSO AT:-

424, Gujarat Housing Board,
Surtu Bhagol, Near Adarsh School, Ankleshwar, Bharuch-393001

4. Mr. Hardikkumar A Kayasth

At:

Shop No. G-1, Maruti Complex,
Built up area 38.28 sq.mts, Ground Floor,
City Survey No.2641/A made out, Mouje, Ankleshwar, Ta.Ankleshwar, Dist Bharuch-393001

ALSO AT:-

424, Gujarat Housing Board,
Surtu Bhagol, Near Adarsh School, Ankleshwar, Bharuch-393001

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **21.05.2019** issued by Fullerton India Home Finance Company Ltd (hereinafter referred to as "**FIHFCL**") under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. **603907510124716** wherein FIHFCL had called upon you to pay the dues of Rs. 55,92,073.07/- (Rupees Fifty Five Lakhs Ninety Two Thousand Six Hundred Seventy Three and Eighty Seven Paise Only) due and payable as on **15.05.2019** along with future interest applicable **16.05.2019** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by

Kotak Mahindra Bank Ltd.

CIN: L03110MH1983PLC038137

7th Floor, Plot No.7

Sector-125, Noida

Uttar Pradesh - 201 313

T +91 120 6173761

www.kotak.com

Registered Office:

27 BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051,

Maharashtra, India.





Kotak Mahindra Bank

you all under the facilities granted by FIHFCL) within 60 days from the date of the said Notice. You have since then failed and neglected to pay the amount as demanded.

2. FIHFCL has vide an assignment agreement dated **28.03.2023** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "KMBL/The Bank") along with all its rights, title, interests, benefits in the facilities granted by FIHFCL with other incidental right thereto including the assignment of the said facilities along with the underlying securities. As per the said assignment agreement, the Bank has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. The Bank has been subrogated in place of FIHFCL and all right, title and interest of FIHFCL in respect of Outstanding Amount is now vested with The Bank.
3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such, the Authorized officer of FIHFCL has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on **29.12.2020** in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rules 8 & 9.
4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and on the basis of report of valuer, first auction of the Secured Asset as mentioned in Annexure "A" was conducted on earlier occasion. However, the said auction failed for want of bidders.
5. Subsequent to the Assignment of loan account in its favour, for recovering its legal dues, The Bank is now proposing to again invite tender/conduct e-auction on the reserve price specifically mentioned in Annexure "A" below which the said Secured Asset will not be sold and which sale will be on "as is where is and whatever is basis".
6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and KMBL now proposes to sell the secured asset as mentioned in **Annexure "A"** annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice **along with the existing encumbrances if any "AS IS WHERE IS BASIS & AS IS WHAT BASIS & WHATEVER THERE IS BASIS"**, unless we receive the entire outstanding amount i.e **Rs.1,09,94,033/- (Rupees One Crore Nine Lakh Ninety Four Thousand and Thirty Three Only)** as of **28.11.2023** along with future interest applicable from **29.11.2023** and other charges as demanded in the instant notice, within the statutory period of 15 (Fifteen) days, from the date of present notice and 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, also as per its discretion.
7. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure-A".

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	22.12.2023
2	TIME OF AUCTION	12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

7th Floor, Plot No.7

Sector-123, Noida

Uttar Pradesh - 201 313

T +91 120 6175761

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Registered Office:

27 BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051,

Maharashtra, India.





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3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	21.12.2023 UP TO 6:00 P.M. (IST.)
4	PLACE OF SUBMISSION OF DOCUMENTS	G1,TWIN TOWER,SAHARA DARWAJA,RING ROAD SURAT – 395 002
5	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE <u>HTTPS://BANKAUCTIONS.IN/</u>

8. Please treat this notice as Notice under Rule 8(5) and Proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 providing you the Borrowers, a notice of 15 (Fifteen) days for sale of the secured asset.
9. Post the expiration of the said 15 days, KMBL shall be entitled to sell the secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
10. 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.

For Kotak Mahindra Bank Limited

Authorized Officer



Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

7th Floor, Plot No.7

Sector-123, Noida

Uttar Pradesh - 201 313

T +91 120 0173701

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Registered Office:

27 BKC, C 27, G Block,

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Dandara (E), Mumbai 400051,

Maharashtra, India.



Kotak Mahindra Bank

ANNEXURE – “A”

NAME OF THE BORROWERS & ACCOUNT NO.	AMOUNT OUTSTANDING	DESCRIPTION OF THE MORTGAGED PROPERTIES	RESERVE PRICE FIXED (RS.) & EMD (RS.)
1.Mr. Ashwinkumar Sundarlal kayasth 2.Mrs. Kailashben Ashwinkumar Kayasth 3. Mr. Sagar A kayasth 4. Mr. Hardikkumar A Kayasth LOAN NO. 603907510124716	Rs.1,09,94,033/- (Rupees One Crore Nine Lakh Ninety Four Thousand and Thirty Three Only) as of 28.11.2023 along with future interest applicable from 29.11.2023 UNTIL PAYMENT IN FULL.	All that piece and parcel of Tenament no. 424, Gujarat Housing Board, adm area 200 Sq. Mts. Built up area 76.57 Sq. Mts. Re. Su, No. 25 to 32 made out on Mouje, Ankleshwar, Ta. Ankleshwar, Dist. Bharuch Surrounded by boundaries: East: Plot No. 423 West: Plot No. 425 North: Plot No. 413 South: Road is situated	RESERVE PRICE RS. 30,00,000/- (RUPEES THIRTY LAKH ONLY) EMD: RS. 3,00,000/- (RUPEES THREE LAKH ONLY)
		NAME OF THE MORTGAGOR: Mr. Ashwinkumar Sundarlal kayasth	



RL 1100510164 <110051>

RL A RD225683031IN

Counter No:1,OP-Code:1

To:ASHWINKUMAR,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:53

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683076IN

Counter No:1,OP-Code:1

To:SABAR A,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683045IN

Counter No:1,OP-Code:1

To:ASHWINKUMAR,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683068IN

Counter No:1,OP-Code:1

To:SABAR A,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683059IN

Counter No:1,OP-Code:1

To:KATILASHBEN,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683093IN

Counter No:1,OP-Code:1

To:HARDIKUMAR,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683062IN

Counter No:1,OP-Code:1

To:KATILASHBEN,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA

RL 1100510164 <110051>

RL A RD225683102IN

Counter No:1,OP-Code:1

To:HARDIKUMAR,

BHARUCH, PIN:393001

From:KOTAK MAHINDRA BANK , NOIDA

Wt:40grams,

Amt:27.00 ,01/12/2023 ,10:54

<<Track on www.indiapost.gov.in>>

भारतीय डाक

India Post

G.S.T. EXTRA