

## Kotak Mahindra Prime Limited

### AUCTION / SALE NOTICE

Notice is hereby given for conducting Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the **KMPL** (hereinafter referred to as the "KMPL") (hereinafter referred to as the "**Secured Creditor**"). Whereas the below mentioned borrower failed to repay the loan amounts to the bank, within 60 days from the date of the notice dated **18.09.2023** issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.

Whereas the KMPL has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as mentioned below on **Property 1 - 28-Aug-24, Property 2 - 29-Aug-24, Property 3 - 26-Sep-24** under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) of the SARFAESI ACT 2002 and in exercise of the powers conferred there under. Notice regarding taking of such possession was published in the News Papers under Rule 8(2) of the Security Interest (Enforcement) Rules 2002.

**Whereas even thereafter the borrower has failed to repay the aforesaid loan amount to the KMPL, the authorized officer of KMPL has decided to sell the scheduled property/ies ON THE BASIS "WHAT IS, WHERE IS AND WHATEVER THERE IS" through the process of INVITING BIDS CUM AUCTION in as sealed cover for the below mentioned property/ies from the intending buyers on the following terms and conditions:**

**Borrower's Name & Address: 1. Prema Enterprises R/o Wand Na 4 Saniya Devi, Mahesh Nagar, Renwal Jaipur 303601 (2). Mrs. Parmeshwari Kumawat R/o Plot no. 4, 82, Vikas Exchange Group, Pratap Vihar Colony, Kalwar Road, Kardhani, Jaipur 302012. (3.) Mr. Manoj Kumar Prajapat Prema Enterprises, R/o Ward no. 4, Sanjaya Devi, Mahesh Nangar, Rehwal Road, Jaipur 303603. (4.) Mrs. Sanjaya Devi (5.) Mr. Mukesh Chand Prajapat, Both R/o Ward no. 4, Mahesh Nagar, Renwal Road, Jaipur 303603.**

**Secured Debt (Amount In Rs.):** Rs. 85,70,028.99/- (Rupees Eighty Five Lakhs Seventy Thousand Twenty Eight & Paise Ninety Nine Only) and interest other charges thereon 15.09.2023.

**Description of Property :** **1. Flat no. G-1, Ground Floor, "Vikas Excilancy XIV" Plot no. G-82, Block G, Kardhani Scheme, Govindpura Kalwar Road, Jaipur (Raj.) 302012. Owned by Mrs. Parmeshwari Kumawat.** That the subject property is a 2 BHK residential flat situated on the Ground-floor building comprises of GF+2 storied building named as "Vikas Excelancy XIV" having BUA 750 Sq.ft as per documents provided for valuation. The Subject property is identified as per the Documents provided and Plot Numbering. **2. Plot no. 313-E, Khasra no. 865/1, 866, 867, 946/1, 946/2, 946/1044, 948/1, 946/1045, Dadu Nagar, Bichun Road, Phulera Tehsil Shambar, Jaipur (Rajasthan) 303348. Owned by Mrs. Sanjaya Devi.** The subject property comprises Ground +1 floors constructed on a Residential Plot of Nagar Palika Patta admeasuring a land area is 113.48 Sq.Yd. As per the copy of documents provided for valuation. The Subject property is identified as per the Electricity Bill & Contact Person. Measured Built-up area across the Ground Floor is 1081 Sq.ft., (GF-1021 Sq.Ft FF- 60 Sq.Ft). Further Parmisable built-up Area at GF+ FF Is 687 Sq.Ft (GF 587, FF 60 Sq.Ft). **3. MISAL NO. 45, KHASRA NO. 847, WARD NO. 7. KISHANGARH RENEWAL, TEHSIL PHULERA, DIST. JAIPUR (RAJ.) 303708 OWNED BY MRS. SANJAYA DEVI** THE SUBJECT PROPERTY COMPRISES GROUND FLOORS CONSTRUCTED ON A RESIDENTIAL PLOT OF NAGAR PALIKA PATA ADMEASURING A LAND AREA IS 293.33 SQ. YD. AS PER THE COPY OF DOCUMENTS PROVIDED FOR VALUATION. THE SUBJECT PROPERTY IS IDENTIFIED AS PER THE DOCUMENT PROVIDED, ELECTRICITY BILL & CONTACT PERSON. MEASURED BUILT-UP AREA ACROSS THE GROUND FLOOR IS 1330 SQ. FTS.

**Reserved Price :**

**Property 1 – Rs. 25,31,250/- EMD :Rs. 2,53,125/-**

**Property 2** – Rs. 18,69,142/- **EMD** : Rs. 1,86,914/-

**Property 3** – Rs. 53,59,471.50/- **EMD** : Rs. 5,35,947/-

**(A) Last date for submission of bids: 10.12.2024** at 12.00 Noon at <https://www.bankauctions.in>. or submit the Bid at KMPL's office **D-232, 5th Floor, Atlantic SDC Tower, Near Amrapali Circle, Jaipur-Rajasthan-302021**

**(B) Time & Place of opening of bids / auction: 11.12.2024 at 11.00 AM** at same address. **Bank Details - NEFT/RTGS/Funds Transfer** in favor of **Kotak Mahindra Prime Limited, Bank Account No. 01722560001223, Bank Name - Kotak Mahindra Bank Limited, IFSC code - KKBK0000172, Branch - Jaipur**

**TERMS AND CONDITIONS OF Sale:** **1)** Full description of the above property is available with Authorized officer. The properties/documents can be inspected after fixing date and time with the Authorized Officer. **2)** The intending bidders should register their names at portal <https://bankauctions.in> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s 4 Closure, Hyderabad**, helpline No.: 0814200062/66 & email: info@bankauctions.in, Contact Person: Mr. Arijit Kumar Das: 08142000725, email: arijit@bankauctions.in **3)** The sealed bids will be opened on 11.12.2024 at 11:00 AM and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorized officer to participate in inter-se bidding to enhance the offer price. **4)** The successful bidder is required to deposit 25% of the bid amount (exclusive of EMD), on the same day by DD / Cheque drawn in favour of "Kotak Mahindra Prime Limited" payable at New Delhi and the balance amount shall be paid by the successful bidder within 15 days from the date of confirmation of sale by KMPL. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 35% of sale price, whatever the case may be shall be forfeited by the "Secured Creditor", if the successful bidder fails to adhere to the terms of sale or commits any default. **5)** The successful bidder shall bear all expenses including statutory dues / taxes / bills etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the 'Sale Certificate'. **6)** KMPL does not take any responsibility to procure any permission / NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. **7)** The Authorized Officer has absolute right to accept or reject any or all the offers / bids or adjourn / cancel the sale without assigning any reason or modify any terms of sale without any prior notice. **8)** To the best of its knowledge and information, the "Secured Creditor" is not aware of any encumbrances on the properties to be sold except of the "Secured Creditor". Interested parties should make their own assessment of the properties to their satisfaction. KMPL does not in any way guarantee or makes any representation with regard to the fitness / title of the aforesaid properties. For any other information, **Kartik Gupta; MOB NO:-9462722517** may be contacted at the above address. **STAUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) of The Security Interest (Enforcement) Rules 2002.**

The Borrower/Co-Borrowers/guarantors/mortgagers are hereby notified to pay the sum as mentioned above along, with up to date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost.

**Note: Amount paid if any after issuance of SARFAESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization / settlement.**

**Place: Jaipur**

**Date: 09.11.2024**

**Authorized Officer  
Kotak Mahindra Prime Ltd**