

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 - 400051****BRANCH OFFICE: KOTAK MAHINDRA BANK LTD, - 1ST FLOOR, SHANTI POINT, NR. PARAG HOUSE, UDHANA DARWAJA, RING ROAD, 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 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 CO-BORROWER (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 08.09.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD TO KOTAK MAHINDRA BANK, 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 AND PARCEL OF STORE NO.3, GROUND FLOOR, ADMEASURING 7.45 SQ.MTRS. SUPER BUILT-UP AREA AND ADMEASURING 4.98 SQ.MTRS BUILT UP AREA OF THE CAMPUS KNOWN AS ASHA APARTMENT, FORMING PART OF SURVEY NO.1954 IN MAP SHEET NO.62 OF WARD NO.3 SITUATED AT NEAR BACHUBHAI DUDHWALA, HAVELI VALI STREET, BHAGATALAV, TALUKA & DISTRICT BHAVNAGAR.

PROPERTY BOUNDED AS:

EAST: COMMON PATH OF DELA

WEST: STORE NO.2

NORTH: PUBLIC ROAD TOWARDS HAVELI VALI SHERI

SOUTH: COMMON CHOWK

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	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. MR. PINTUBHAI BABUBHAI MAKWANA (BORROWER) S/O MR. BABUBHAI MAKWANA</p> <p>2. MRS. UMABEN BABUBHAI MAKWANA (CO-BORROWER) W/O MR. BABUBHAI MAKWANA BOTH AT: C-1791, SHIVSHAKTI, PATEL SOCIETY, KALIYABID, BHAVNAGAR, GUJARAT- 364001</p> <p>BOTH ALSO AT: SHOP NO.3, GROUND FLOOR, ASHA APARTMENT, NEAR BACHUBHAI DUDHVALA, HAVELI VALI STREET, NAVAPARA, BHAVNAGAR- 364001</p>	<p>1) E-AUCTION DATE :- 26.12.2024 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:- 25.12.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 08.12.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.6,50,000/- (RUPEES SIX LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS.65,000/- (RUPEES SIXTY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

LOAN ACCOUNT NO. 606907510259137

TOTAL OUTSTANDING: RS.7,95,550/- (RUPEES SEVEN LAKH NINETY FIVE THOUSAND FIVE HUNDRED AND FIFTY ONLY) OUTSTANDING AS ON 19.11.2024 WITH FURTHER INTEREST APPLICABLE FROM 20.11.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.

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 **RAR22037755** 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 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 PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. KISHORE ARORA (MOB NO. +917227953457)/MR. ANUPAM DIWAKAR (MOB NO +917990713354)**. **BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

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'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: BHAVNAGAR

DATE: 20.11.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**