

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: KOTAK MAHINDRA BANK LTD. G 1, 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 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 13.11.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LIMITED TO KOTAK MAHINDRA BANK LIMITED, 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 THE PROPERTY HOUSE BEARING PART OF CORPORATION NO. 265, NAZUL, BLOCK NO. 13, PART OF PLOT 26, AFTER MUTATION 26/2 AREA MEASURING 738 SQ.FT HAVING CONSTRUCTED GROUND FLOOR AREA ADMEASURING 738 SQ FT , FIRST FLOOR AREA ADMEASURING 738 SQ FT AND SECOND FLOOR AREA ADMEASURING 738 SQ FT SITUATED AT GOVIND BALLA PANT WARD, MILIONGANJ, TEHSIL AND DISTRICT JABALPUR, MADHYA PRADESH ADMEASURING 738 SQ.FT.

BOUNDED AS ON:

EAST: HOUSE OF TIWARI JI

WEST: HOUSE OF R.S PATEL

NORTH: HOUSE OF BOBBY

SOUTH: CHOTA FUHARA TO DAMOHNKA MAIN ROAD

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. PRADEEP GARHAWAL (BORROWER) S/O KISHOR KUMAR GARHAWAL AT: HOUSE BEARING PART OF CORPORATION NO. 265, NAZUL BLOCK NO. 13, PART OF PLOT NO. 26 AFTER MUTATION 26/2 AREA MEASURING 738 SQ.FT SITUATED AT GOVIND BALLA PANT WARD MILONIGANJ TEHSIL AND DISTT. JABALPUR, MADHYA PRADESH</p>	<p>1) E-AUCTION DATE:- 07.05.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 06.05.2025 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 25.04.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 75,00,000/- (RUPEES SEVENTY FIVE LAKH ONLY) EMD: RS. 7,50,000/- (RUPEES SEVEN LAKH FIFTY THOUSAND ONLY) BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN</p>

<p>2. MR. BHARTI GARHAWAL (CO-BORROWER) W/O MR. PRADEEP GARHAWAL</p> <p>3. M/S TEJUS ENTERPRISES AND ELECTRONIC (CO-BORROWER) THROUGH IT'S PROPRIETOR MR. PRADEEP GARHAWAL</p> <p>ALL AT: 91-3 NEW 29 NORTH, MILONIGANJ SUJIPURA SCHOOL, MOHANDAL MILL COLONY, JABALPUR MADHY PRADESH-482002</p> <p>LOAN ACCOUNT NO. 604207210654907</p> <p>TOTAL OUTSTANDING: RS. 90,99,016/- (RUPEES NINETY LAKH NINETY NINE THOUSAND SIXTEEN ONLY) OUTSTANDING AS ON 04.03.2025 WITH FURTHER INTEREST APPLICABLE FROM 05.03.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		SUCH MULTIPLES.
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT INDORE OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22194833** 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. SHANTANU NAYSE (MOB NO. +917208050735) & MR. SANJAY CHAVAN (MOB NO. +918655312059) & MR. AKSHIT SOLANKI (MOB NO. +917302111608) 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: JABALPUR, MADHYA PRADESH

DATE: 24.03.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**