

**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., ZONE-1, 4<sup>TH</sup> FLOOR, SIDHVINAYAK COMPLEX, NR. SHIVRANJANI CROSS ROADS, SATELLITE, AHMEDABAD - 380 015.

**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 GUARANTOR (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** SECURED CREDITOR ON 28.01.2022, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA CREDIT COMPANY LTD (HEREINAFTER TO BE REFERRED AS FICCL), 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**

**PROPERTY NO. 1:-** ALL THAT RIGHT, TITLE AND INTEREST OF PROPERTY BEARING BUNGLOW NO. 7, ADMEASURING 87.98 SQ. MTS. AND CONSTRUCTION THEREON (I.E. 129.90 SQ. MTS. CONSTRUCTED ON GROUND, FIRST AND SECOND FLOOR) IN SCHEME KNOWN AS MARUTI ROYAL DREAM HOMES SITUATED AT LAND BEARING CITY SURVEY NOS. 9986, 9987/1, 9987/2, 9987/3, 9987/4, 9988, 9989 PAIKI OF MOUJE SARDARNAGAR, TALUKA CITY IN THE DISTRICT OF AHMEDABAD AND REGISTRATION SUB DISTRICT AHMEDABAD – 6 (NARODA).

PROPRETY BOUNDED AS:

EAST : BUNGLOW NO. 4

WEST : SOCIETY COMMON ROAD

NORTH : BUNGLOW NO. 8

SOUTH : BUNGLOW NO. 6

**PROPERTY NO.2:-** ALL THE PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.B/304 3<sup>RD</sup> FLOOR ADMEASURING 59.80 SQ.MTRS. AS A MEMBER OF MURLIDHAR MEMBERS ASSOCLATION (KOTARPUR) KNOWN AS “SHYAM-5” SITUATED AT LAND BEARING SURVEY NO. 43/2 & 44/2 PAIKI (FINAL PLOT NO. 15/1 OF TPS 1(TENTATIVE TP 98) OF MOUJE KOTARPUR, TALUKA CITY IN THE REGISTRATION DISTRCI ADMEDABAD & SUB DISTRICT OF ADMEDABAD-6 (NARODA).

PROPRETY BOUNDED AS:

EAST : FLAT NO. 304

WEST : PASSAGE

NORTH : COMMON PLOT

SOUTH : PASSAGE 8 LIFT

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
1. MR. NARENDRA TIRATHDAS SAINANI ALIAS NARESH TIRATHDAS SAINANI B-304 SHYAM PARK- OPP GHANSHYAM PARK	1) E-AUCTION DATE :- 22.03.2022 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	<b>PROPERTY NO. 1:-</b> RESERVE PRICE RS. 28,50,000/- (RUPEES)

<p>NOBEL NAGAR NARODA, AHMEDABAD-382423</p> <p>ALSO AT:</p> <p>MR. NARENDRA TIRATHDAS SAINANI</p> <p>ALIAS NARESH TIRATHDAS SAINANI BUNGLOW NO.7, MARUTI ROYAL DREAM HOMES, NEAR M.G. HIGH SCHOOL, BEHIND MAYA CINEMA, G-WARD ROAD, KUBER NAGAR, AHMEDABAD-382340</p> <p>2. MRS. SAPAN NARENDRA SAINANI B-304 SHYAM PARK- OPP GHANSHYAM PARK NOBEL NAGAR NARODA, AHMEDABAD-382423</p> <p>ALSO AT:</p> <p>MRS. SAPAN NARENDRA SAINANI</p> <p>BUNGLOW NO.7, MARUTI ROYAL DREAM HOMES, NEAR M.G. HIGH SCHOOL, BEHIND MAYA CINEMA, G-WARD ROAD, KUBER NAGAR, AHMEDABAD-382340</p> <p>LOAN NO. 17362560000440 &amp; 173610400000870</p> <p><b>TOTAL OUTSTANDING:</b></p> <p>LOAN ACCOUNT NO. 17362560000440: <b>RS. 83,83,261/- (RUPEES EIGHTY THREE LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTYONE ONLY)</b></p> <p>AS OF 23.04.2019 ALONG WITH FUTURE INTEREST APPLICABLE FROM 24.04.2019 UNTIL PAYMENT IN FULL</p>	<p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 21.03.2022 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 22.02.2022 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>TWENTY EIGHT LAKHS FIFTY THOUSAND ONLY)</p> <p>EMD:-: RS. 2,85,000/- (RUPEES TWO LAKHS EIGHTY FIVE THOUSAND ONLY)</p> <p><b>PROPERTY NO. 2:-</b></p> <p>RESERVE PRICE RS. 13,50,000/- (RUPEES THIRTEEN LAKHS FIFTY THOUSAND ONLY)</p> <p>EMD:-: RS. 1,35,000/- (RUPEES ONE LAKHS THIRTY FIVE THOUSAND ONLY)</p> <p><b>BID INCREMENT –</b></p> <p><b>PROPERTY 1: RS.25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</b></p> <p><b>PROPERTY 2: RS.10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</b></p>
---	---	--

LOAN ACCOUNT NO. 173610400000870:  RS.20,00,755/- (RUPEES TWENTY LAKH SEVEN HUNDRED FIFTY FIVE ONLY) RESPECTIVELY TOTALING RS.1,03,84,016/- (RUPEE ONE CRORE THREE LAKH EIGHTY FOUR THOUSAND SIXTEEN ONLY) AS OF 23.04.2019 ALONG WITH FUTURE INTEREST APPLICABLE FROM 24.04.2019 UNTIL PAYMENT IN FULL		
---	--	--

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT AHMEDABAD OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , 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 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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAJENDER DAHIYA (+91 8448264515), MR. RAVINDER GODARA (+91 9983999074) & MR. ANUJ BHASIN (+91 9726417250)**

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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: AHMEDABAD

DATE:

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**