



Kotak Mahindra Bank Limited

Regd office at 27 BKC C27 G Block Bandra Kurla Complex Bandra (E) Mumbai - 400051

Branch Office: Agri Business Group, Nath Edifice, 4th Floor, Opp. Jilla Panchayat Office, Dr. Yagnik Road, Rajkot - 360001

E-Auction Sale notice for sale of movable/immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described movable/immovable property mortgaged/charged to the Kotak Mahindra Bank Ltd. ("the Secured Creditor"), the Possession whereof has been taken by the Authorized officer of the secured creditor on 17-11-2016, will be sold by way of e-auction on "As is where is", "As is what is", and "Whatever there is" and "No recourse" basis on 23rd February, 2022 for recovery of Rs. 1,62,13,411.72 (Rupees One Crore Sixty Two Lakh Thirteen Thousand Four Hundred Eleven and Seventy Two Paise only) as on 18-07-2016 together with further interests, costs, charges and expenses thereon with effect from 19-07-2016 due to the secured creditor from 1. A J I Impex - a Proprietorship Firm of Mr. Bharatbhai Manubhai Trapasiya (Borrower), Address - Sarthi Complex-1 Shop no.13, Diamond Market, Liliya Road, Amrell-365601 - Gujarat., 2. Mr. Bharatbhai Manubhai Trapasiya (Mortgagor), Address - "Bhavani Bhuvan" B - 4, K K Park Society, Varasada Road, Nr. Lathi Road Amrell - 365601, Gujarat India 3. Mrs. Neeta Bharatbhai Trapasiya (Mortgagor and Guarantor), "Bhavani Bhuvan", B - 4, K K Park Society, Varasada Road, Nr. Lathi Road, Amrell - 365601, Gujarat India.

The details regarding the description of properties, reserve price (below which the properties will not be sold) and the Earnest Money Deposit are more particularly stated in the table below.

Description of the Properties put for sale

Property -1: Non Agriculture immovable commercial property being, Offices No. 1 to 9, admeasuring total combine area about 174-51 Sq. Mt., on Third Floor and along with terrace rights area admeasuring about 174-51 Sq. Mt. of commercial building known as "Shidhivinayak" complex constructed on aghat land of Tikka No.3/4 City Survey No.107,77,78 & 79 collectively admeasuring 245-00 sq.mt. of City :- Amrell Ta & Dist. Amrell, Gujarat, India, owned by Mr. Bharatbhai Manubhai Trapasiya. Boundaries of the property (As per valuation report): Towards East: Adj. Road, Towards West: Adj. Road, Towards North: Adj. Bilakhly Godown, Towards South: Adj. Road

Property -2: Non Agriculture immovable residential property being, Plots No. 4 to 10, admeasuring total combine land area admeasuring about 4739-00 Sq. Mt., with all present and future construction thereon on all above mention plots., of Revenue Survey No. 548/1 Paiki 2, Nr. Laxmi Diamond, Swaminarayan Road, Nearby from Amrell to Rajkot state Highway, Village:- Shedhubhar, Ta & Dist:- Amrell, Gujarat, India owned by Mrs. Neetaben Bharatbhai Trapasiya and bounded as under: Boundaries Of Plot No. 4 : Towards East: Adj. 9 Mr., Road, Towards West: Plot No. 5, Towards North: Adj. 6 Mr., Road, Towards South: Plot No. 3, Boundaries Of Plot No. 5 : Towards East: Plot No. 4, Towards West: Plot No. 6, Towards North: 6 Mtrs., Road, Towards South: Plot No. 2, Boundaries Of Plot No. 6 : Towards East: Plot No. 5, Towards West: Adj. Land Of Survey No. 547, Towards North: 6 Mtrs., Road, Towards South: Plot No. 1, Boundaries Of Plot No. 7 : Towards East: Plot No. 8; Towards West: Adj. Land Of Survey No. 547; Towards North: 6 Mtrs., Road; Towards South: Plot No. 1; Boundaries Of Plot No. 8 : Towards East : Plot No. 9; Towards West: Plot No. 7, 10 Adj. Land Of Survey No. 547; Towards North: 7.5 Mr. Road, Towards South: 6 Mtrs., Road, Boundaries Of Plot No. 9: Towards East: 9 Mr. Road, Towards West: Plot No. 8, Towards North: 7.5 Mr. Road, Towards South: 6 Mr. Road, Boundaries Of Plot No. 10: Towards East: Plot No. 8, Towards West: Adj. Land Of Survey No. 547, Towards North: 7.5 Mr. Road; Towards South: Plot No. 7.

DETAILS OF SALE

Date and time of opening of Tender	23-02-2022 at 11:00 AM
Reserve Price for Immovable Property mentioned in Schedule Of Property - 1	Rs.49,00,000/- (Rupees Forty Nine Lakh Only)
Earnest Money Deposit of Property - 1	Rs.04,90,000/- (Rupees Four Lakh Ninety Thousand Only)
Reserve Price for Immovable Property mentioned in Schedule Of Property - 2	Rs.12,35,000/- (Rupees Twelve Lakh Thirty Five Thousand Only)
Earnest Money Deposit of Property - 2	Rs.01,23,500/- (Rupees One Lakhs Twenty Three Thousand Five Hundred Only)
Place of opening Tender	Kotak Mahindra Bank Limited, Agri Business Group, Nath Edifice, 4th Floor, Opp. Jilla Panchayat Office, Dr. Yagnik Road, Rajkot - 360001

TERMS AND CONDITIONS: 1. Inspection of the property: Interested parties may inspect the property from 21-02-2022 between 11:00 AM to 3:00 PM. 2. Last date and time of submitting EMD: 21st February, 2022 up to 3:00 PM. 3. The Auction Sale will be "Online E-Auction / Bidding" through KMBL's approved service provider, e-Procurement Technologies Limited (Auction Tiger) M/s Auction tiger, having its Office at Ahmedabad, Gujarat-380006, help line Nos. Mr. Praveen Kumar Ph. Nos.079-68136880/881/837/842/09978591888, and also help line mail id support@auctiontiger.net at the web portal <https://kotakbank.auctiontiger.net> 4. The Auction Sale will be held on 23-02-2022 between 11 AM to 1 PM with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time. 5. The Bid price to be submitted, shall be above the Reserve Price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of INR. 25000/- (Rupees Twenty Five Thousand only). 6. The property will not be sold below the Reserve Price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited. 7. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) paid immediately or before closing of Next working Day from the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which the Bank shall forfeit amounts already paid/deposited by the purchaser and the AO is having authority to confirm the sale to the next highest bidder. 8. Bidders are advised to visit the said website <https://kotakbank.auctiontiger.net> for Bid forms and detailed terms and conditions of the sale before submitting their bids and participating in the proceedings. 9. Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected. 10. All Bid forms shall be accompanied by copies of following KYC documents viz., (i) PAN card (ii) Aadhar card/passport (iii) Current Address proof (iv) valid e-mail ID (v) Contact number/s (mobile/landline), etc. Scanned copies of said documents shall be submitted to the email ID stated above. Earnest Money Deposit (EMD) as mentioned against property described in the accompanying Sale Notice shall be submitted by way of Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Rajkot. 11. The intending bidder should submit a proof of deposit of EMD to the bank in a format as may be acceptable to the Bank. 12. The Bidders should hold the valid e-mail ID as all the relevant information from secured creditor/the service provider may be conveyed through email only. 13. Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction. 14. However, neither the Authorized Officer nor the Secured Creditor or Service Provider shall be responsible for any technical lapses/power failure, etc. 15. The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings. 16. The sale is subject to confirmation by the Bank. If the borrower/guarantors(s) pay the entire amount due to the secured creditor before the appointed date and time of e-auction, no sale will be conducted. 17. To the best of knowledge and information of AO, no other encumbrances exist on the aforesaid properties, however prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances, etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property. The properties are being sold with all the existing and future encumbrances whether known or unknown to the secured creditor. 18. The AO has the right to reject any tenderers or even may cancel the e-auction without assigning any reason thereof. 19. On compliance of terms of sale, AO shall issue a 'certificate of sale' in favor of the purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, GST, etc. shall be borne by the purchaser. 20. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules, 2002 and the conditions mentioned above. 21. You may also visit our website <https://www.kotak.com/en/bank-auctions.html>. Regarding inspection of property, etc., the intending bidders may contact the Authorized Officer, Kotak Mahindra Bank Ltd. Authorised Officer Mr. Dushyantsinh Zala on Ph. No. 9099091262/02816642016/7573938917 Kotak Mahindra Bank Limited, Agri Business Group, Nath Edifice, 4th Floor, Opp. Jilla Panchayat Office, Dr. Yagnik Road, Rajkot - 360001.

Date: 18-01-2022
Place: Rajkot

Sd/-, Authorized Officer
Kotak Mahindra Bank Ltd.