

**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:** ZONE-1, 4TH FLOOR, SIDDHIVINAYAK COMPLEX, NR. SHIVRANJANI CROSS ROADS, SATELLITE, AHMEDABAD - 380 015

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON PHYSICAL POSSESSION**

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 9 (1) 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 10.10.2021 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOR BY BAJAJ FINANCE LIMITED (**BFL**), 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 UNIT NO. 001 (AS PER APPROVED PLAN UNIT NO. 001 PAIKI) TOTAL ADMEASURING 533 SQ. FTS. I.E. 49.52 SQ. MTS. (BUILT UP AREA) ON GROUND FLOOR ALONG WITH 238 SQ. FT. I.E. 22.11 SQ. MTS. AREA BELOW THE FIRST FLOOR TERRACE IN FRONT OF SHOP EXCLUSIVE RIGHT TO USE IN BLOCK “A” AND ALSO UNDIVIDED SHARE IN COMMON ASSETS WITH RIGHT TO USE COMMON AMENITIES AND FACILITIES IN THE SCHEME KNOWN AS “RATNA BIZ PARK” SITUATED AND LYING ON FREEHOLD NON-AGRICULTURAL USE LAND BEARING FINAL PLOT NO. 8 ADMEASURING 15197 SQ. MTS. PAIKI ADMEASURING 8489 SQ. MTS. PAIKI A MEASURING 7925.65 SQ. MTS. WHICH BEARS FINAL PLOT NO. 8/2-A I.E. FINAL PLOT NO. 08 SUB PLOT NO.2/A OF TOWN PLANNING SCHEME NO. 10 TOGETHER WITH BLOCK A, B AND C CONSISTING OF VARIOUS UNITS ON GROUND, FIRST AND SECOND FLOOR STANDING THEREIN SUBJECT TO PERMANENT LEASEHOLD RIGHT OF THEN AHMEDABAD ELECTRICITY COMPANY LIMITED NOW TORRENT POWER LIMITED IN THE PART OF THE SAID LAND ADMEASURING 35 SQ. MTS. OF MOUJE RAKHIAL OF CITY TALUKA IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB-DISTRICT OF AHMEDABAD – 7 (ODHAV). **BOUNDARIES OF THE MORTGAGED PROPERTY:** ON OR TOWARDS NORTH: UNIT NO. 002(AS PER SITE BROCHURE); ON OR TOWARDS SOUTH: MARGIN; ON OR TOWARDS EAST: BLOCK “B”; ON OR TOWARDS WEST: MARGIN

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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>NAKSHATRA (A PROPRIETORSHIP FIRM OF MR. DINESH KHEMCHAND SHAH, HAVING ADDRESS AT 1719 DHOBIS KHANCHA, KAPDIWAD, SARANGPUR, AHMEDABAD – 380001 ALSO AT 106/33, SATYANARAYAN SOCIETY, RAMNAGAR, SABARMATI, AHMEDABAD – 380005</p> <p>DINESH KHEMCHAND SHAH AND NIRUPAMABEN DINESH SHAH, BOTH HAVING ADDRESS AT 106/33, SATYANARAYAN SOCIETY, RAMNAGAR, SABARMATI, AHMEDABAD – 380005</p>	<p>1) E-AUCTION DATE: <b>10.02.2022</b> 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 <b>09.02.2022</b> UP TO 7:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: <b>29.01.2022</b> BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>RESERVE PRICE:</b> RS. <b>34,50,000/-</b> (RUPEES THIRTY FOUR LAKHS FIFTY THOUSAND ONLY)</p> <p><b>EARNEST MONEY DEPOSIT:</b> RS. <b>3,45,000/-</b> (RUPEES THREE LAKHS FORTY FIVE THOUSAND ONLY)</p>
<p>LOAN NO.</p>		<p><b>BID INCREMENT –</b></p>

<p><b>418LAP24741635 &amp; 418LAP24772588</b></p> <p><b>TOTAL OUTSTANDING:</b> ₹ 1,01,86,875.39/- (RUPEES ONE CRORE ONE LAKH EIGHTY SIX THOUSAND EIGHT HUNDRED SEVENTY FIVE &amp; THIRTY NINE PAISA ONLY) AS OF 27.3.2019 WITH APPLICABLE RATE OF INTEREST AT THE CONTRACTUAL RATE AS PER THE LOAN AGREEMENT ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL.</p>		<p>RS. 10,000/- (RUPEES TEN LAKH ONLY) &amp; IN SUCH MULTIPLES.</p>
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF <b>“KOTAK MAHINDRA BANK LIMITED” PAYABLE AT AHMEDABAD</b> OR NEFT/RTGS IN THE ACCOUNT OF <b>“KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.</b></p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT <b>MR. RAJENDER DAHIYA (+91 8448264515), MR. RAVINDER GODARA (+91 9983999074) AND MR. ANUJ BHASIN (+919726417250)</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a>.</p> <p><b>PLACE: AHMEDABAD</b> <b>DATE: 19.01.2022</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER</b> <b>KOTAK MAHINDRA BANK LIMITED</b></p>		