


Kotak Mahindra Bank Ltd.

REGISTERED OFFICE: 27, BKC, C-27, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051
BRANCH OFFICE: 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010

**E-AUCTION
SALE
NOTICE**

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 11.03.2022, 4:00 P.M.

DATE & TIME OF E-AUCTION: 15.03.2022, 11:00 A.M. TO 03.00 PM

(with unlimited extensions of 5 minutes duration each till the conclusion of the sale)

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT.

Whereas, the borrower/s named hereunder have defaulted to **Kotak Mahindra Bank Ltd.** and owe the sums as indicated herein below and further interest thereon, **Kotak Mahindra Bank Ltd.**, through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002. The sale will be done by the undersigned through e-auction platform provided at the website: <https://kotakbank.auctiontiger.net> also on [auctiontiger.com](https://www.auctiontiger.com)

Name of Account & Borrower/ Mortgagee(s)/ Guarantor(s)	Description of the immovable property	EMD REMITTANCE Account Details	Amount (s) as per demand notice	Reserve Price
				EMD
				Bid Increase Amount
1. M/s Patwa Automotive Pvt Ltd. (Borrower) Lasudia Mori, Dewas Naka, A B Road Indore-452012, Madhya Pradesh, 2. Mr. Surendra Patwa (Guarantor) 34 Gulmarg Colony Behind Saket, Indore - 452001 Madhya Pradesh, 3. Mrs. Monika Patwa (Guarantor & Mortgagee) 34 Gulmarg Colony-Behind Saket Indore-452001, Madhya Pradesh, 4. Mr. Mahendra Patwa (Guarantor) Mhow Neemuch Road Ratlam- 457001, Madhya Pradesh, 5. M/s Patwa Abhikaran Ratlam Pvt. Ltd. (Guarantor & Mortgagee) 1 Mhow Road, Ratlam (MP) 457001, 6. M/s Urvarak Abhikaran Neemuch Pvt Ltd. (Guarantor) 203 City Center, M G Road, Indore- 452001, Madhya Pradesh, 7. M/s Patwa Marketing Pvt. Ltd. (Guarantor) 203 City Center, M G Road Indore - 452001, Madhya Pradesh 8. Star City Construction Pvt Ltd (Guarantor & Mortgagee) 203 City Center, M.G. Road, Indore-452001 Madhya Pradesh	PROPERTY 1:- Owned by Mrs. Monika Patwa (Earlier Mortgaged vide record of Mortgage dated 21/07/2012 registered on 24/07/2012 with No. 2233) All that piece and parcel of Non Agricultural property bearing Flat No. 401, 4th Floor, Vishal Tower Plot No. 90, Chandralok Colony, Indore (M.P.), admeasuring total super built up area of 1785.00 Sq. Ft. and bounded as follows:- On or towards the North by : Road, On or towards the South by : Passage & Portion No. 404, On or towards the East by: Plot No. 89, On or towards the West by: Portion No. 402. PROPERTY 2:- Owned by M/s Patwa Abhikaran Ratlam Pvt. Ltd. (Earlier Mortgaged vide record of Mortgage dated 21/07/2012 registered on 24/07/2012 with No. 2233) All that piece and parcel of Non Agricultural property bearing Survey No. 206/2 & 207/15, in Patwari Halka No. 31, Gram Khararkhedi, Tehsil & District Ratlam (M.P.) admeasuring total plot area 43000 Sq. Ft. and total constructed area is 25140 Sq. Ft. (Consisting Basement, Ramp, GF and Mezzanine floor) and bounded as follows:- On or towards the North by: Land of murja, On or towards the South by: Land part of same survey no., On or towards the East by: Land part of same survey no., On or towards the West by: Mhow Neemuch Road Common for all above Two properties: Properties will be sold together with all fixtures and fittings, building and structures attached to the earth or permanently fastened to anything attached to the earth, both present & future and all easementary/maimool rights annexed thereto.	Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958	Rs. 4,36,46,976.66 due as on 13.05.2019 and further interest/ Penal interest and Charges thereon	PROPERTY 1:- Rs. 65,00,000/- Rs. 6,50,000/- Rs. 50,000/-
				PROPERTY 2:- Rs. 5,00,00,000/- Rs. 50,00,000/- Rs. 1,00,000/-

TERMS & CONDITIONS:- (1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and no Complaint basis. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. (3) The intending bidders may visit the Bank's official website- <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale. (the user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net") through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through Demand Draft/online in favor of "Kotak Mahindra Bank Limited" payable at Indore / at par and to be submitted in the concerned bank branch alongwith Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form on or before 4.00 P.M on 11.03.2022. Tender form can also be obtained from the concerned bank branch. (4) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Copy of the Demand Draft, (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address. (v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. (5) The Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad: Contact Person; Mr. Chintan Bhatt, Mobile No. 9978591888/ 9265562818/ 9265562821/ 9374519754, Contact No. 079-68136844. E-Mail ID chintan.bhatt@auctiontiger.net, support@auctiontiger.net, / also on Auctiontiger Mobile App. and for any property related query may contact Authorised Officer: Mr. Kamal Mehtani Mobile No. +919115606385, The contact details of bank officials are: 5th Floor, Metro Tower, Near Vijay Nagar Square, A.B. Road, Indore (M.P.) 452010 India, Mr. Tarun Joshi, State Recovery Manager - ABG Mob.: 8370013754 email- tarun.p.joshi@kotak.com, within office hours during the working days. (6) Only buyers holding valid User ID/Password and confirmed payment of EMD through Demand Draft/online shall be eligible for participating in the online auction process. (7) The interested bidders who have submitted their EMD not below the 10% of reserve price through Demand Draft/online before 4.00 P.M. on 11.03.2022 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor. (8) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful



Home First Finance Company India Limited

CIN:U65990MH2010PTC240703

Website: homefirstindia.com Phone No.: 180030008425

Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence HOME FIRST FINANCE COMPANY INDIA LIMITED are in exercise and having right as conferred under the provision of sub-section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken POSSESSION of the secured assets as mentioned herein below:

S. No	Location	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Bhopal	Aman Babu Kapadia, INDRA, BABU KAPADIA	Bungalow No. 71, Sheetal City Raisen, Sanchi Road, Ward No.-04, Gopalpur, Tehsil Raisen 464551	15-12-21	1,423,662	22-02-22
2.	Bhopal	Bihari Lal, Sunil Shakya	Plot no 59, Semra Gate, New Ward No 40, Old Ward No.-45, Bhopal Madhya Pradesh 462010	15-12-21	1,121,739	19-02-22
3.	Bhopal	Sandeep Sahu, Ganga Sahu	House No. 143, Khasra no.50/2, Shiv Nagar, Gram-Bhanpur, Tehsil-Huzur, Ward no.73, Bhopal Madhya Pradesh 462001	15-12-21	746,272	19-02-22
4.	Bhopal	Nasreen Bano, Haseen Uddin, Moin Uddin,	Plot no 2/3, Khasra no. 82/2/1/1, Halka no 05, Rajasv Nirikshak Mandal 01, Vikas Khand Fanda, Village Nevri, Tehsil Huzur, Distt. Bhopal (MP)-462001	15-12-21	897,192	21-02-22
5.	Bhopal	Adnan, Akhtar Nisha	Plot no 8, Khasra no. 82/2/1/1, Gram- Nevri, P.H no 05, Vikas Khand Fanda, Tehsil Huzur, Distt. Bhopal (MP) 462001	15-12-21	869,658	21-02-22
6.	Bhopal	Santosh Saini, Radha Babil	House on Plot 332, Shed no.332, Nariya Kheda Nagar Nigam Colony Bhopal Madhya Pradesh 462038	15-12-21	951,544	19-02-22
7.	Bhopal	Dinesh Kumar Rai, Mamta Dhaniram	Flat No.105, First floor, Sagar Landmark EWS, Village Damkheda By-Pass Road, P.H. no.21, Ward no.74, Vikas Khand Fanda, Tehsil huzur Bhopal Madhya Pradesh 462038	15-12-21	530,525	22-02-22
8.	Indore	Bakulkumar Shah, Daksha Shah	Flat no.205, Second floor, Shri Krishna Plaza situated at plot no. 5, Shri Krishna Avenue Limbodi Khandwa Road, Indore Madhya Pradesh 452001	15-12-21	840,132	19-02-22
9.	Indore	Inder Singh Rathod, Krishna Singh Rathore, Shakuntala Rathore,	House No. 251, Plot No.251, Scheme No 97, Part 4, Slice-2, Indore M.P. Indore Madhya Pradesh 452001	15-12-21	1,503,646	19-02-22
10.	Indore	Rajkumar Omre, Pragati Omre	Flat No. 75, Building F, Eastern Part (Singapore British Park), Gram Dhabli Tehsil Sanver District Indore, Madhya Pradesh 453771	15-12-21	1,155,371	19-02-22

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The BORROWERS/ GUARANTORS and the PUBLIC IN GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Bhopal, Indore
Date: 24-02-2022

Authorised Officer,
Home First Finance Company India Limited