



## KOTAK MAHINDRA BANK LIMITED.

Regd. office:- 27 BKC, C27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.  
Office at: Retail ARD 2<sup>nd</sup> Floor, Kotak House, M.G.Road, Bangalore and also at Asset Reconstruction Division, (ARD), 6<sup>th</sup> Floor, 12 BKC, Bandra Kurla Complex, Bandra [East], Mumbai 400 051.  
Mobile No. - 9820990050/ 9820990008

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower and Guarantor (s) that the below described immovable property mortgaged/charged to Kotak Mahindra Bank Limited (Secured Creditor), the physical possession of the said property has been taken by the Authorised Officer of Kotak Mahindra Bank Limited on 18-9-2021, and the same will be sold on "As is Where is", "As is What is" basis (excluding the movables available at the premises put for auction) on 15-2-2022, for recovery the dues of ₹. 60,44,65,455/- (Rupees Sixty Crores Forty Four Lakhs Sixty Five Thousand Four Hundred Fifty Five only) as on August 31, 2021 together with further interest and charges thereon from the Borrower /Guarantors/Mortgagors. The details of Reserve Price, Earnest Money Deposit, property details and date of Auction are mentioned below.

Description of Immovable Properties and Auction details:

Name of the Mortgagor	Details of immovable property put for Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (₹)	Earnest Money Deposit (₹)
Sri. M. Arun Kumar	All that piece and parcel Property being land and building bearing BDA Site No.100, now bearing BBMP Katha No.100, PID No.96-1-100, situated at Amarjyothi Private Layout, Cholanayakanahalli, R.T.Nagar Post, Ward No.96, Hebbal, Bangalore, measuring East to West 50 Feet and North to South (75 + 68)/2 /feet, totally measuring 3575 Sq.ft., along with building with GF+FF+SF total area admeasuring about 6775.00 Sq.Ft. total built up area or together with all existing buildings and structures thereon and buildings and structures as may be erected/constructed there	14-2-2022 upto 5:00 p.m.	15-2-2022 between 2:00 p.m. to 3:00 pm	5,12,00,000	51,20,000



	upon any time from/after the date of respective mortgages.				
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To the best of knowledge and information, Kotak Bank is not aware of any other encumbrances or the dues outstanding towards statutory dues, property dues, land revenue or any other dues with regard to the property put for auction. All Statutory dues like property taxes, land revenue dues, municipal taxes charges / dues, electricity dues etc. should be ascertained and paid by the Bidders/ prospective purchaser(s).

The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information and records available with the undersigned, who, however shall not be held responsible for any error, misstatement or omission in the said particulars.

#### Important Terms & Conditions:

1. The auction shall be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on 15-2-2022 from 2.00 pm to 3.00 pm with unlimited extensions of 5 minutes duration each. The property put for auction would be made available for inspection on 28-1-2022 from 11.00 am to 4.00 pm.
2. For details with regard to E-auction, the intending bidders may contact M/s. e - Procurement Technologies Limited (Auction Tiger), Ahmedabad [Contact Mr. Chintan Bhatt Asst. Manager / Mr. Praven Thevar (Manager) Mobile : 997859 1888 / 972277 8828 email id- [chintan.bhatt@auctiontiger.net](mailto:chintan.bhatt@auctiontiger.net)/[Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net); [support@auctiontiger.net](mailto:support@auctiontiger.net) Mobile No. 926556 2818 /9265562821 / 9265562819; Land line : (079) 68136880/881/837/842.] The intending bidders may visit Kotak Bank Website - <https://www.kotak.com/en/bank-auctions.html> for auction details.
3. For detailed Terms and conditions of auction sale, the bidders are advised to go through the portal <https://https://kotakbank.auctiontiger.net> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. Further, the bid has to be filled and submitted along with KYC documents online on the portal <https://kotakbank.auctiontiger.net> on or before 14-2-2022 and the copy of the same is to be sent by mail to [harish.acharya@kotak.com](mailto:harish.acharya@kotak.com) and [parag.dholakia@kotak.com](mailto:parag.dholakia@kotak.com).
4. Prospective bidders may avail online training from M/s. e - Procurement Technologies Limited (Auction Tiger) on above mentioned contact numbers.
5. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 8411307138, Kotak Mahindra Bank Ltd. A/c E-Auction, Malad (East) Branch, Mumbai, IFSC Code: KKBK0000646, on or before 14-2-2022 upto 5:00 p.m, Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
6. The bid price to be submitted shall be equal to and or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs.2 lakhs only.
7. The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of Auction, in the mode stipulated in clause 5 above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder.



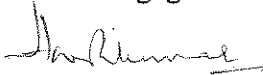
8. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate and the sale shall be complete, thereafter Kotak Bank shall not entertain any claims.
9. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason for the same.
10. All charges / dues including Registration Charges, Stamp Duty, Taxes, etc payable for transfer of the ownership in the name of the successful bidder / purchaser etc. shall have to be borne by the Purchaser.
11. EMD amount shall be returned by Kotak Bank to the unsuccessful bidders within three working days.
12. As per Section 194-A of the Income Tax Act, 1961, Tax at the rate as applicable shall be paid on the total sale consideration and TDS certificate be issued in favour of Kotak Mahindra Bank Limited / Mr. Arun Kumar, the mortgagor and owner of the property put for auction.

**Statutory Notice under Rule 8 (6) of the Security Interest (Enforcement) Rules**

The Principal Borrower / Guarantor / Mortgagor are hereby notified to pay the sum as mentioned above along with up to date applicable interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance due if any, will be recovered with interest and cost and this notice shall also be treated as notice of sale to the borrower/ guarantor and mortgagor mentioned hereinabove.

Place: Mumbai  
Date: January 4, 2022



  
Authorized Officer  
Kotak Mahindra Bank Ltd.