



KOTAK MAHINDRA BANK LIMITED

Registered Office: 27 BKC, C27, G-Block, Bandra Complex, Bandra (E), Mumbai-400051
Branch Office, at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G.Road, Bangalore-560001

APPENDIX-IV-A
[REFER PROVISO
TO RULE 8(6)]

E-AUCTION SALE NOTICE FOR SALE IMMOVABLE PROPERTIES

E-Auction Cum Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Properties/ Property mortgaged/ charged to the Secured Creditor, the **Symbolic/ Physical Possession** of which has been taken by the Authorised Officer of **Kotak Mahindra Bank Limited, (Secured Creditor / Kotak Mahindra Bank Limited)** will be Sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE" is on **25.02.2022** for recovery of Bank dues of **Rs.22,80,94,703.20/- (Rupees: Twenty Two Crore Eighty Lakh Ninety Four Thousand Seven Hundred Three and Paise Twenty Only)** due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from **(1) Mr. Ravikumar P.**, No.48, 2nd Main Road, Palace Guttahalli, Bangalore-560003. **(2) Mrs. Sambrama K.**, No.48, 2nd Main Road, Palace Guttahalli, Bangalore-560003. **(3) Mrs. Rajeshwari S.** No.48, 2nd Main Road, Palace Guttahalli, Bangalore-560003 **(Partner Mortgager/ Co-Borrowers).** **(4) M/s. Ravi Edible Oil Refinery**, No.48, 2nd Main Road, Palace Guttahalli, Bangalore-560003 **(Guarantor/ Mortgager).**

Short description of Immovable Properties/ Property with known encumbrances and certain terms of the sale:-

A	B	C	D	E	F	G	H	I
Loan Account No.	Name of the Borrower/ Co-Borrower(s)/ Guarantor (S)	Demand Notice Date And Amount	Reserve Price (RP)	EMD (10% of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Out Standing	Known Encumbrance, If Any,
Loan Account No. LAP17533510 (CRN 21046847)	1) Mr. Ravikumar P, 2) Mrs. Sambrama K, 3) Mrs. Rajeshwari, 4) M/s. Ravi Edible Oil Refinery	17-07-2015 Rs.6,27,48,001.46 (Rupees Six Crore Twenty Seven Lakh Forty Eight Thousand one and Paise Forty Six Only) as on 18/07/2015	Rs.8,05,06,800/- (Rupees Eight Crore Five Lakh Six Thousand Eight Hundred Only)	Rs.80,50,680/- (Rupees Eighty Lakh Fifty Thousand Six Hundred Eighty Only) on or before 24.02.2022	On 18.02.2022 From 10:00 A.M to 4:00 P.M	On 25.02.2022 At 03.00 P.M to 4:00 PM	Rs.22,80,94,703.20 (Rupees: Twenty Two Crore Eighty Lakh Ninety Four Thousand Seven Hundred Three and Paise Twenty Only) as on 31-01-2022	Nil

DETAILS OF THE IMMOVABLE PROPERTIES / PROPERTY: All piece and parcel of commercial property bearing Bangalore Mahanagra Palike/ BBMP Katha No.4, New B.E.L. Road, Chikkamaranahalli, P.I.D. No.100-147-4, earlier Site No.1, Old Geddalahalli Group Panchayat Katha No.356/A/1, measuring East to West on the Northern side 112 feet, on the Southern side 92 feet, and North to South on Eastern Side 40 feet, and North to South on the Western side 40 feet, totally admeasuring 4080 sq.feet, along with the entire Commercial building standing thereon consisting of Cellar Floor having 3200 sq.feet of built up area, Ground Floor having 1990 sq.feet of built up area, First Floor having 2954 sq.feet of built up area, Second floor having 2954 sq.feet of builtup area and Third Floor having 1563 sq.feet situated at Chikkamaranahalli Village, Kasaba Hobli, Bangalore North Taluk, Bangalore and **bounded as under: North by:** Private Property, **South by:** Private Property, **East by:** Private Property, **West by:** New B.E.L. Road.

The Auction will be conducted online through the Bank's approved Service provider **M/s C1 India Private Limited**, at their web Portal **www.bankeauctions.com**. The Authorised Officer shall have absolute discretion to cancel the e-auction at any point of time, without assigning any reason.

For detailed terms and conditions of E-Auction sale tender document containing online e-auction Bid Form, Declaration etc, Please refer to the link provided in **www.bankeauctions.com & https://www.kotak.com/en/bank-auctions.html**

Date: 10.02.2022, Place: Bangalore

Sd/- Authorized Officer, For Kotak Mahindra Bank Ltd.