

	Kotak Mahindra Bank Limited <small>Registered Office : 27 BKC, C 27, G Block, Bandra Complex, Bandra (E), Mumbai - 400 051, Corporate Identity No.L65110MH1985PLC038137, Branch Office,at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G.Road, Bangalore - 560 001</small>	APPENDIX-IV-A [REFER PROVISO TO RULE 8(6)]
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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 **12.06.2024** for recovery of Bank dues of **₹. 61,25,232.62** /- (Rupees Sixty One Lakh Twenty Five Thousand Two Hundred Thirty Two and Paise Sixty Two Only) as on 20-04-2024 due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from 1) **Mr. Vikram Kumar Jain S**, No 1510 1515, L3 Kolada sandi Street Lashkar Mohalla, Near Karnataka, Diagnostic center, MYSORE – 570001, Karnataka – India, **ALSO AT Mr. Vikram Kumar Jain S, Sanjeevani Dental Health Care**, NO 333, 69, Narayanashastri Road, Devaraju Mohalla, Mysore-570024; **Mr. Vikram Kumar Jain S**, Flat No B 103, B Wing, Sai Prakash Dhama, 2nd Main Road, Post Office Road, Lakshmipuram, Chamaraja Mohalla, Mysuru-570004 (**BORROWER**); 2. **Mrs. Mamta Jain**, No 1510 1515, L3 Kolada sandi Street Lashkar Mohalla, Near Karnataka Diagnostic center, MYSORE – 570001, Karnataka - India. Also At, **Mrs. Mamta Jain, Sanjeevani Dental Health Care**, NO 333, 69, Narayanashastri Road, Devaraju Mohalla, Mysore-570024; **Mrs. Mamta Jain** , Flat No B 103, B Wing, Sai Prakash Dhama, 2nd Main Road, Post Office Road, Lakshmipuram, Chamaraja Mohalla,Mysuru-570004... (**Co Borrower**).

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

Loan Account No.	Name of the Borrower / Co-Borrower(s) /Guarantor (S)	Demand Notice Amount and Date	Reserve Price (RP)	EM D (10 % of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Outstanding	Known Encumbrances, If Any,
HF38543150 (CRN 99243890)	1. Mr. Vikram Kumar Jain S, 2. Mr s. Ma	₹.58,57,701.36/- (Rupees Fifty Eight Lakh Fifty Seven Thousand Seven Hundred One and Paise Thirty	Rs 95,74,000 (Rupees Ninety Five Lakhs Seventy Four Thousand and Only)	957400/- (Nine Lakh Fifty Seven Thousand Four Hundred Only) 11-06-2024	On 05.06.2024 Form 10:00 A.M to 4:00 P.M	On 12.06.2023 At 03.00 P.M to 4:00 PM	₹.61,25,232.62 /- (Rupees Sixty One Lakh Twenty Five Thousand Two Hundred Thirty Two and	Nil

	mt a Jai n,	Six Only) as on 09- 11-2023 dated 10-11- 2023				Paisa Sixty Two Only)20-04- 2024 /- (Rupees One Crore Sixty Four Lakh Seventy One Thousand Three Hundred Fifty Three and Paisa Five Only) as on 12- 05-2023.	
Details of the Immovable Properties/ Property	<p style="text-align: center;"><u>Schedule A</u></p> <p>All that piece and parcel of a property bearing No. 939 CH-6, 939/1 CH-6/1, 939/2 CH-6/2, 939/3 CH-6/3, situated at 2nd Main Road, Lakshmipuram, Chamaraja Mohalla, Mysuru, measuring 25734.5 Sq Ft, bounded on the:</p> <p>East by: Conservancy Road</p> <p>West by: 2nd Main Road</p> <p>North by: No 940 Lakshmipuram Sports Club</p> <p>South by: No 938 and Private House.</p> <p style="text-align: center;"><u>Schedule B</u></p> <p>All that piece and parcel of a residential Apartment bearing Flat No B 103, B Wing, Sai Prakash Dhama, Constructed on Schedule A Property measuring 1745 Sq Ft of Super built up area approximately which includes built up area of 1536 Sq Ft and proportionate share in common area such as passages, lobbies, lifts, staircases and other common areas of common use measuring 209 Sq Ft and also one covered car parking in the basement and bounded on the:</p> <p>East by: Common area at the ground level and compound Wall</p> <p>West by: Entrance Passage</p> <p>North by: Apartments No 104 B Wing, 1st Floor</p> <p>South by: Common area at the ground level and compound Wall.</p>						

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://auctions.kotak.com/properties/auction-notice/or may contact](https://auctions.kotak.com/properties/auction-notice/or-may-contact) Mr. Sessa Srinivasan M, Sridhar B (+919738413007).

Date: 07-06-2024

Place: BANGALORE

Authorised Officer