

Regd. office: 27 BKC, C 27, G-Block, BandraKurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code- 400051, Branch Office.: Kotak Mahindra Bank Ltd, 5th Floor Metro Tower A.B. Road Vijay Nagar Indore (MP) - 452010

Sale Notice For Sale of Immovable Properties 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 rules 8(5) and 8(6) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Fullerton India Home Finance Company Limited (hereinafter referred to as "FIHFCL") the authorised officer of Kotak Mahindra Bank Limited (Hereinafter Referred To As "The Bank/KMBL/Secured Creditor") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 11.03.2025. Notice is hereby given to the borrower (s) and co- borrower (s) in particular and public in general that the bank has decided to sale the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of **Rs.53,60,089/- (Rupees Fifty Three Lakh Sixty Thousand and Eighty Nine Only)** outstanding as on 20.06.2025 along with future applicable interest till realization, under the loan account no. 601707210152112 & 601707510157380; loan availed by Mr. Rajesh Kumar Rathod, Mrs. Roshni Rathod & M/S Raj Manwar Sarees as per below details.

Particular	Detail
Date of Auction	30.07.2025
Time of Auction	Between 12:00 pm to 1:00 pm with unlimited extension of 5 minutes
Reserve Price	Rs. 52,00,000/- (Rupees Fifty Two Lakh Only)
Earnest Money Deposit (EMD)	Rs. 5,20,000/- (Rupees Five Lakh Twenty Thousand Only)
Last Date For Submission of EMD with KYC	29.07.2025 up to 6:00 p.m. (IST)
Description of The Secured Asset	All that piece and parcel of property bearing Municipal No.8 situated at Prajapati Colony, Yantramahal Marg, Neelganga, Ujjain, Madhya Pradesh- 456010. Total area of the property -54.36 sq.mtrs. i.e 585 sq.ft. consisting of Ground floor admeasuring -54.36 sq.mtrs, 1st Floor admeasuring -54.36 Sq,mtrs and 2nd floor admeasuring 28 sq.mtrs. with roof rights. Property bounded as: North: Road, East: Chabutra and House of Mr. Prabhulal South: Common Gali, West: House of Kanhiyalal.
Known Encumbrances	Nil

The borrowers' 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. Borrowers in particular and public in general may 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. In case of any clarification/requirement regarding assets under sale, bidder may contact **Mr. Gobinda Podder (Mob No. +919073697729), Mr. Dharendra Verma (Mob No +919522571433) & Mr. Akshit Solanki (Mob No. +917302111608)** for clarifications. Bidder may also contact **helpline no. (+91-9152219751)** for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/en/bank-auctions.html> provided in the bank's website i.e. [www.kotak.com](http://bankauctions.in/) and/or on <http://bankauctions.in/>

Place: Ujjain, Date: 24.06.2025
Authorized Officer: Kotak Mahindra Bank Limited