



KOGTA FINANCIAL (INDIA) LIMITED

CIN No. U67120RJ1996PLC011406 Registered Office: Kogta Financial (India) Limited

S-1 Gopalbari, Near Ajmer Pulia, Opp. Metro Pillar No. 143, Jaipur - 302001, Rajasthan, India

APPENDIX- IV-A [See proviso to rule 8 (6) & (9)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) & (9) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Kogta Financial (India) Limited, the same shall be referred herein after as KOGTA. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being paid by KOGTA viz. Secured Creditor. It is hereby informed to you that we are going to conduct public Auction.

Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of physical Possession and amount as on (Date)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids and Documents, Inspection Date
0000329219 MR AKSHIT GANDHI (Applicant/Mortgagor) S/O MR. ARUN GANDHI SHREE LAKHDATAR ESSENTIALS LLP THROUGH PARTNER MR AKSHIT GANDHI S/O MR. ARUN GANDHI MRS. MADHURI A (Co-Applicant) W/O MR. ANIL KUMAR MRS. SHYAMA DEVI (Co-Applicant) W/O MR. ARUN GANDHI MR. ARUN GANDHI (Co-Applicant) S/O MR. MADANLAL GANDHI	13(2) Notice Issue Date 15.07.2023 RS. 25,06,240/- (Rupees Twenty Five Lakh Six Thousand Two Hundred Forty Only) as on 15/07/2023 Physical Possession done on 27th February 2025	ALL THAT PIECE AND PARCEL OF PROPERTY RESIDENTIAL HOUSE SITUATED AT WARD NO. 9, NEAR GANESH MANDIR TEACHER COLONY KURAWAR TEHSIL NARSINGHGARH DISTT. RAJGARH M.P. SITUATE WITHIN THE LIMITS OF NARSINGHGARH WITHIN THE REGISTRATION DISTRICT RAJGARH, REGISTRATION SUB DISTRICT TALUKA NARSINGHGARH AND JURISDICTION SUB REGISTRAR NARSINGHGARH OWNED BY MR. AKSHIT GANDHI. ADMEASURING – 106.87 SQ METER, EAST: HOUSE OF GHANSHYAM GANDHI, WEST: UMESH JI, SOUTH: HOUSE OF NATH JI, NORTH: LOCAL WAY.	Reserve Price: Price: 26,49,600/- (Rupees Twenty-Six Lakh Forty-Nine Thousand Six Hundred Only) EMD Price: : RS. 2,64,960/- (Rupees Two Lakh Sixty Four Thousand Nine Hundred Sixty Only) Incremental Amount: Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 28.05.2025 Last Date of Bid Submission 27.05.2025 Up to 05:00 PM 133, Kay Kay Business Center, Second Floor, one -1, MP Nagar, Bhopal-462023, Madhya Pradesh. Email ID: nitin.silodiya@kogta.in & shyam.dadhich@kogta.in Inspection Date 26.05.2025 (From 11:00 AM to 05:00 PM)

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES

OTHER TERMS AND CONDITIONS OF AUCTION SALE: 1.The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS" AND "WHATEVER THERE IS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The secured asset will not be sold below the reserve price. The auction sale will be held on the given time and at **133, Kay Kay Business Center, Second Floor, one -1, MP Nagar, Bhopal-462023, Madhya Pradesh**. 4. The bidders are also advised to go through the detailed terms and conditions as mentioned in this Proclamation of Sale (POS) for AUCTION sale before submitting their bids and taking part in the AUCTION sale proceedings and or contact Mr. **Nitin Silodiya (Mobile No. 9907892545)** and Mr. **Shyam Dadhich (Mobile No.8233031000)** or All interested participants/bidders are requested to visit our website <https://kogta.in/media-center/property/Auction/> 5.The interested bidders shall deposit the EMD by way of Demand Draft favoring "Kogta Financial (India) Ltd." payable at Bhopal. The draft should not be of a Cooperative Bank.6.Thereafter, on deposit of EMD, the bidders shall submit- 1. Proof of deposit of EMD 2. ID Proof, that is- PAN card, Aadhar Card, etc. 3. Proof of residential address 4. (a)Bidder's Name (b) Mobile No./Contact No.(c) Address (d) E-Mail Address (5) The bidders appearing through some others representative shall also submit proper mandate for bidding, else shall not be permitted, and also to submit self-attested hand copies of these documents to the Authorised Officer, at the Branch address mentioned hereinabove in the envelope super scribing as 'Bid in the A/C- MR AKSHIT GANDHI.

The borrower/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of AUCTION, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 16-04-2025, Place: Bhopal

Thanking You, Authorised Officer, Kogta Financial (India) Limited