

Corporate Office: M/s. Karvy Financial Services Limited , 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai – 400098. **Email :-** redxy.laxma@karvy.com; **Contact No.:** 9010191999

PUBLIC NOTICE FOR AUCTION CUM SALE

SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT, 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS, RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvy Financial Services Ltd for purchase of the properties listed below.

Whereas the authorized officer of the Karvy Financial Services Ltd has decided to sell the property described herein below on “**AS IS WHERE IS BASIS**” AND “**AS IS WHAT IT IS BASIS**” AND “**WHATEVER THERE IS BASIS**” under rules 8 & 9 of the said Act, through public auction.

Name Of Borrower	Auction Date	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) Date & Amount (10% of RP)	Total Loan Outstanding
1. Loan Code No. 542500 & 542502 Borrower & Co-Borrowers 1. MANISH DOULAT KUKREJA 2. BHAVYA KUKREJA 3. VIDHYA KUKREJA	26nd June 2025	9-April-2022 & Rs. 3692628/-	A Residential Flat being room No : C-10, Krishna Complex, Also known as Ganpati Enclave, Serve Number : 9/12/1/7, Unit No. 39, Village Banjari, District Bhopal, East : Open Space, West : Open Land, North : Open Space, South : Other Plot.	Rs. 1181000/- (Rupees Eleven Lakhs Eighty One Thousand Only)	Rs. 118100/- (Rupees One lakhs Eighteen Thousand One Hundred Only & 25th June 2025)	Rs. 5822948/- (Rupees Fifty Eight Lakhs Twenty Two Thousand Nine Hundred and Forty Eight Only) as on 10th April 2025

IMPORTANT TERMS & CONDITIONS:

- The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself.
- The intending bidders may obtain the Tender Forms from **M/s Srishti Enterprises, Office No. 101, Gammon Mall, South TT Nagar, Bhopal – 462003, Mob - 8871291620**
- The tenderers/ offerors/ prospective bidders/ purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (E) by way of demand draft or pay order favoring M/s.Karvy Financial Services Ltd, payable at Bhopal in sealed envelope mentioning “Offer for purchase of the Immovable Properties/Property” so as to reach with our authorized officer person **B Laxma Reddy : 9010191999** on or before the last date for submission of bids. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
- For document verifications, intending purchaser may visit: **M/s Srishti Enterprises, Office No. 101, Gammon Mall, South TT Nagar, Bhopal – 462003, Mob – 8871291620**
- The Property/ies is sold on “**AS-IS-WHERE-IS**” AND “**AS-IS-WHAT-IS**” AND “**WHATEVER THERE IS**” basis.
- The Sealed Tenders will be opened in the presence of the intending bidders on date of Auction of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.
- The successful bidder shall have to pay/ deposit twenty five per cent (25%) (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale.
- The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit stipulated herein.
- The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.
- The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Sd/-

Authorized Officer

Place : Bhopal

Date : 9th June 2025

KARVY FINANCIAL SERVICES LIMITED.