KOTAK MAHINDRA BANK LTD.

Corporate identity No. L65110MH1985PLC038137

PUBLIC NOTICE FOR AUCTION CUM SALE

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051. Branch Offices: Kotak Mahindra Bank Ltd., EPICAH Mall, 2nd Floor, 68,68/1, Najafgarh No. Road, Moti Nagar, New Delhi-110015. & Krishna Tower, Basement, Sardar Patel Marg, C-Scheme, Jaipur, Rajasthan-302001

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd, and the Physical Possession of which has been taken over by the Authorised Officer of Kotak Mahindra Bank Ltd, which will be sold on "AS IS WHERE IS" "WHATEVER THERE IS" AND "AS IS WHAT IS" basis. Offers are invited to take part in e-auction through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd (www.c1india.com) i.e https://www.bankeauctions.com by the undersigned for sale of the immovable property of which particulars are given below:

Name of The Borrower (s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date And Amount	Description of The Immovable Properties	Reserve Price	Date of Inspection of Immovable Properties
1.M/s Rohit Traders, Through its proprietor Tripta Devi Khatri (Borrower) 2.Late Mr. Om Prakash Khatri (Through its legal heir) (Guarantor& Mortgagor) 3.Mr. Rohit Madan (Guarantor) 4.. M/s Hind Store Agency (Guarantor)	Demand Notice Dated 13/12/2019 RS. 81,34849/- (Rupees Eighty-One Lakh Thirty-Four Thousand Eight Hundred Forty-Nine Only) For A/C No. 3613028300 & 3723TL0100000079.	PROPERTY: -All that Part and Parcel of property bearing "Residential Property Located in Industrial Area, Near Chopra Katla, Rani Bazar, Bikaner Rajasthan 33401 Bounded By: East: Store Bherudhan Sethia, West: Manak Lal Agarwal, North: Rasta, South: Chowk Together with all existing buildings and structures thereon and buildings as may be erected/ constructed there upon anytime from / after the date of respective mortgages and all condition's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. Size: 165.56 Square Meters **Possession: Physical**	Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only) **Earnest Money Deposit (EMD)** **10% of Bid Amount** Rs.11,50,000/- (Eleven Lakh Fifty Thousand Rupees Only)	**26/11/2026 11:00 hrs. – 13:00 hrs.** **Date/ time of Auction** **03/12/2026 from 11:00 hrs. to 12:00 hrs.**

Last Date for Submission of Offers / EMD: - 02/12/2026 till 5.00 pm.

Important Terms & Conditions of Sale:

(1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website **https://www.bankeauctions.com/ on 03-12-2026 from 11.00 hrs. to 12.00 hrs** with unlimited extensions of 5 minutes duration each. **(2)** For details about E-Auction, the intending bidders may contact **M/s. C1 India Pvt. Ltd through Mr. Dharani Krishna – Tel. No.: +91 7291971124,25,26 and Mobile +91-9948182222; email id – andhra@c1india.com. (3)** The intending bidders may visit the Bank's official website - **https://www.kotak.com/en/bank-auctions.html f**or auction details and for the terms and conditions of sale. **(4)** For detailed terms and conditions of auction sale, the bidders are advised to go through the portal **https://www.bankeauctions.com/** and the said terms and conditions shall be binding on the bidders who participate in the bidding process. **(5)** It is requested that the interested Bidder/s are required to generate the login ID and password from the portal **https://www.bankeauctions.com/** before uploading the bid and other documents. **(6)** The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal https://www.bankeauctions.com/ on or before 02-12-2026 up to 05.00 p.m. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to ashok.motwani@kotak.com. The Bidder shall write the subject of the email "ashok.motwani@kotak.com & / or vikas.j@kotak.com". **(7)** Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers. **(8)** The tender/offer form shall be accompanied by Pay order/Demand Draft drawn on a Scheduled Bank in favour of **"Kotak Mahindra Bank Ltd."** payable at at **Bikaner/Jaipur** towards Earnest Money Deposit (EMD). In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. **(9)** The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 50,000.00 (Rupees Fifty Thousand Only). **(10)** In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. **(11)** The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at **Bikaner/Jaipur** and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be shall be forfeited by the Bank, if the successful bidder falls to adhere to the terms of sale or commits any default. **(12)** The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sales shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. **(13)** If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property. **(14)** On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. **(15)** The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. **(16)** The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. **(17)** The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. **(18)** In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. **(19)** In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard. **(20)** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. **(21)** Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrance, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. **(22)** All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. **(23)** All outgoings' charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. **(24)** All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However, at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. **(25)** As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of the mortgagor, to be borne by him from the sale price of the respective property and deposit the same with Income Tax Department, Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS. **(26)** Sale will strictly be on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS"** on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. **(27)** If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. **(28)** The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. **(29)** The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or contingencies affecting the E-Auction proceedings. **(30)** Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale. **(31)** The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also. **(32)** For inspection of the property or for any further details kindly contact (Authorized Representatives) Mr. Ashok Motwani (Mobile No.: +91 9873737351, E-mail ID: Ashok.motwani@kotak.com) or Mr. Vikas J. (Mobile No. +918700994755. E-mail ID: vikas.j@kotak.com). **(33)** The Auction Purchaser should not be related to the borrower, guarantor, or mortgagor, nor he/she is acting on their behalf, in concert with them ,or as their nominee, to acquire the secured asset listed for auction sale under the provisions of SARFAESI Act". **(34)** That a Case No. 58/2020 & Civil Misc. Case No. 222/2021 is filed before CJSD Rent Tribunal Bikaner, however there is no stay on the Auction of mortgage property.

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses with in Fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, contact the Bank officer **Mr. Ashok Motwani @ 9873737351 & Mr. Vikas J. @ 8700994755** at above mentioned Regional office of Bank.

Special Instruction: e-Auction shall be conducted by our Service Provider, **M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL)**, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Place: - RAJASTHAN
Date: - 12/11/2026

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

Size 12 x 39 CM