

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Whereas, the Authorized Officer of Kotak Mahindra Prime Limited ("KMPL") having Registered Office at: 27 BKC, Ground Floor, Plot No.C-27, 'G' Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051 and one of it's branch office at: 7th Floor, Ved Solitaire, Plot no. 198, above Star Bucks Coffee Centre, Ram Nagar Road, Shivaji Nagar, Nagpur, Maharashtra 440010, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 21-08-2025 under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-Borrowers/Mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The following Borrowers/Co-Borrowers/Mortgagors/Guarantors having failed to repay the above said amount within the specified period, notice is hereby given to the public in general and in particular to the Borrower(s) and Co-Borrower(s) that the Authorized Officer has taken over possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of **Rs.1,00,49,508.29/- (Rupees One Crore Forty Nine Thousand Five Hundred Eight and Paise Twenty Nine Only)**, along with interest outstanding as onwards 21-08-2025 due to the Kotak Mahindra Prime Limited, (Secured Creditor) with further Interest and additional/Penal, due to the Kotak Mahindra Prime Limited under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://kotakbank.auctiontiger.net>.

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| <b>Name of Borrower, Co-Borrowers, Mortgagors Loan A/c No :</b><br><br><b>KLAP75410</b> | <b>1. M/S DALAL GANGARAM MAGHAMAL</b><br><b>Through its Proprietor :</b><br><b>Mr. Nirmal Gangaram Guriya (BORROWER)</b><br><b>Having address at:</b><br>Near Jain Mandir, Parwarputa Itwari, Maskasath Itwari, Nagpur-440002.<br><b>Also at:</b><br>Flat No. 302, Honey Palace, Opp. Annapurna Hotel, Ambedkar Chowk, Nagpur - 440008.<br><b>2. MR. NIRMAL GANGARAM GURIYA (CO-BORROWER/MORTGAGOR)</b><br><b>Having address at:</b><br>Flat No. 302, Honey Palace, Opp. Annapurna, Hotel Ambedkar Chowk, Nagpur - 440008.<br><b>3. MRS. DIPTI NIRMAL GURIYA (CO-BORROWER)</b><br><b>Having address at:</b><br>Flat No. 302, Honey Palace, Opp. Annapurna, Hotel Ambedkar Chowk, Nagpur - 440008. |
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### Descriptions of the property:

| Name of the Property                                                             | Description of the property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Flat No. 302, Honey Palace, Opp. Annapurna Hotel, Ambedkar Chowk, Nagpur-440008. | One Apartment bearing No. 302 situated on the Third Floor, of the building known as " <b>HONEY PALACE</b> " constructed on the Trust plot No. 67 situated in CRS section III Middle Precinct Layout of Mouza Nagpur presently bearing Municipal Corporation No. 975 Ward No. 24 Nagpur Tahsil and District Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust.<br>The said entire plot is bounded as under:<br>ON THE NORTH – 30 Ft. ROAD<br>ON THE SOUTH – 30 Ft. ROAD<br>ON THE EAST – PLOT NO 66<br>ON THE WEST – PLOT NO 68 |

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|---------------------------------------|------------|
| <b>Demand Notice u/s 13(2) Date -</b> | 21.08.2025 |
| <b>Physical Possession Date -</b>     | 08.04.2026 |
| <b>Publication Date -</b>             | 11.04.2026 |

| Reserve Price (In Rs.)                                                   | Earnest Money Deposit (In Rs.)                                       | Bid Increment Amount (In Rs.)                         |
|--------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------|
| Rs. 1,07,51,000/- (Rupees One Crore Seven Lakhs Fifty One Thousand Only) | Rs. 10,75,100/- (Rupees Ten Lakhs Seventy Five Thousand One Hundred) | Rs. 50,000/- (Rupees Fifty Thousand Only)             |
| <b>E-Auction Date:</b>                                                   | <b>EMD Submission Last Date:</b>                                     | <b>Inspection Date:</b>                               |
| 06/08/2026 at 11:00 am (with unlimited extension of 5 min each)          | 05/08/2026 up to 4:00 PM.                                            | 05/07/2026 to 05/08/2026 Between 11:00 AM to 4:00 PM. |

- All interested participants / bidders are requested to visit the website <https://kotakbank.auctiontiger.net> & <https://altumcredo.co.in/SARFAESI>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma Contact number: 8000023297. Email ID : ramprasad@auctiontiger.net, support@auctiontiger.net.
- For further details on terms and conditions, please visit <https://altumcredo.co.in/SARFAESI> & <https://kotakbank.auctiontiger.net> to take part in e-auction.

**THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

**Date: 29.06.2026**  
**Place: MUMBAI**

**Authorized Officer**  
**Kotak Mahindra Prime Limited**  
**Name: Reeshav Kumar**  
**Email: reeshav.kumar1@kotak.com**