



KOTAK MAHINDRA PRIME LIMITED
Registered Office: 27 BKC, Ground Floor, Plot No. C-27, 'G' Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051.
Branch Office: 7th Floor, Ved Solitaire, Plot no. 198, above Star Bucks Coffee Centre, Ram Nagar Road, Shivaji Nagar, Nagpur, Maharashtra - 440010

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 its 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>.

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

Descriptions of the property:	Name of the Property	Description of the property
	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 "HONEY PALACE" 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. The said entire plot is bounded as under: ON THE NORTH - 30 Ft. ROAD ON THE SOUTH - 30 Ft. ROAD ON THE EAST - PLOT NO 66 ON THE WEST - PLOT NO 68

Demand Notice u/s 13(2) Date - 21.08.2025

Physical Possession Date - 08.04.2026

Publication Date - 11.04.2026

Reserve Price : (In Rs.) Rs. 96,75,000/- (Rupees Ninety Six Lakhs Seventy Five Thousand Only)	Earnest Money Deposit : (In Rs.) Rs. 9,67,500/- (Rupees Nine Lakhs Sixty Seven Thousand Only)	Bid Increment Amount : (In Rs.) Rs. 50,000/- (Rupees Fifty Thousand Only)
E-Auction Date: 15/09/2026 11:00 AM to 12:00 PM (with unlimited extension of 5 min each)	EMD Submission Last Date: 14/09/2026 up to 4:00 PM.	Inspection Date: 25/08/2026 to 13/09/2026 Between 11:00 AM to 4:00 PM.

1. 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 on Contact number: 8000023297 or Mr. Reeshav Kumar on Contact number: 9582030478. Email ID : ramprasad@auctiontiger.net, support@auctiontiger.net

2. 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 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date : 24.08.2026
Place : NAGPUR

Sd/- Authorised Officer
Kotak Mahindra Prime Limited
Name: Reeshav Kumar
Email: reeshav.kumar1@kotak.com

