



# KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Branch Office: Kotak Infiniti, 5<sup>th</sup> Floor, Zone III, Building No 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097. Corporate Identity Number - L65110MH1985PLC038137, [www.kotak.com](http://www.kotak.com)

## E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2), 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the below mentioned Borrower(s), Guarantor(s) and / or Mortgagor(s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of the Secured Creditor on respective dates as mentioned herein below respectively, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 29-01-2026, for recovery of the respective amounts together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the below mentioned Borrower(s), Guarantor(s) and / or Mortgagor(s)

Names of Borrower(s), Guarantor(s) & Mortgagors (s)	Details of 13(2) Notice with o/s amounts	Outstanding	Date of Possession of the Mortgaged Property
1.M/s. Ginsh Traders Represented through its Managing Partner Mr. Wamanrao Narayanrao Ghurde (Borrower) 2.Mr. Wamanrao Narayanrao Ghurde (Mortgagor & Co - Borrower) 3.Mr. Rahul Wamanrao Ghurde (Guarantor) 4.Mr. Mahadeo R. Balkhande (Mortgagor & Guarantor) Mrs. Sudhatai Mahadeorao Balkhande (Guarantor)	04-07-2023  Rs. 4,54,45,955.99/- on 30-06-2023	Rs. 9,03,56,541.04/- (Rupees Nine Crores Three Lakhs Fifty Six Thousand Five Hundred Forty One and Paise Four Only) as on 01-01-2026	15-04-2025

The details / description of movable and immovable properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Mr. Wamanrao Narayanrao Ghurde
Details Of Immovable Properties put for E - Auction	All that piece and parcel of within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub - Registrar Office Amravati City, Survey No. 28, Malmatta No. 816/2, Ward No. 5, totally admeasuring 263.287 sq. mtrs. (2834 sq. ft.) along with the house constructed thereon situated at Mouje: Shegaon, Pragane: Nandgaon Peth, Taluka and District: Amravati; property owned by Mr. Wamanrao Narayanrao Ghurde and the captioned property is bounded as follows: On East by: House of Ramraoji Tathe, On West by: House of Jaiswal, On North by: Service Lane, On South by: 11 ft wide road; Together with all existing buildings and structures thereon and buildings and structures as may be erected / constructed there upon any time from / after the date of respective mortgages and all addition thereto and all fixtures and furniture and plant and machinery attached to earth or permanently fastened to anything attached to earth, both present and future.
Last date for submission of online bid	28-01-2026 upto 04:00 p.m.
Date & Time of E-Auction	29-01-2026 between 01:00 p.m. to 02:00 p.m.
Reserve Price (Rs.)	Rs. 1,04,00,000.00 (Rupees One Crore Four Lakhs Only)
Earnest Money Deposit (EMD) (Rs.)	Rs. 10,40,000.00 (Rupees Ten Lakh Forty Thousand Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 21-01-2026 between 12:00 p.m. to 02:00 p.m. through his Authorized Representative/Agent

### Important Terms and Conditions:

- 1) The E - Auction shall be conducted only through "On Line Electronic Bidding" through website <https://www.bankeauctions.com/> on 29-01-2026 from 01.00 p.m. to 02.00 p.m. 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 - 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> for 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 28-01-2026 up to 04.00 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 pranay.bharucha@kotak.com and/or saurabh.gokhale@kotak.com and / or pradeep.vishwakarma4@kotak.com and / or dushyantsinh.zala@kotak.com and / or mayur.pagare@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the matter of 'M/s. Ginsh Traders'".
- 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) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account Name - Kotak Mahindra Bank Limited, Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on or before 28-01-2026 up to 04:00 p.m. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. 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 1,00,000.00 (Rupees One Lakh 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 on closure of the e-auction sale proceedings on the following working day in