Kogta FINANCIAL FREEDOM TO GROW

CIN No. U67120RJ1996PLC011406
Registered Office: Kogta Financial (India) Limited
S-1 Gopalbari, Near Ajmer Pulia, Opp. Metro Pillar No. 143, Jaipur - 302001, Rajasthan, India

APPENDIX- IV-A
[See proviso to rule 8 (6) & 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Kogta Financial (India) Limited, the same shall be referred herein after as KOGTA. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to KOGTA viz. Secured Creditor. It is hereby informed to you that we are going to conduct public Auction.

Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor	**Date & Amount as per Demand Notice U/s 13(2) & Date of physical Possession and amount as on (Date)**	**Descriptions of the property/Properties**	**Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)**	**Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids and Documents, Inspection Date**
0000543179 MR. DARSHAN SUNIL SHAH S/O MR. SUNIL BHIKHALAL SHAH (Applicant) HUDT INDIA PRIVATE LIMITED WYSCOUT ANALYST LEVELS - MR. DARSHAN SUNIL SHAH MR. SUNIL BHIKHALAL SHAH S/O MR. BHIKHALAL SHAH (Co-Applicant) MRS. BINAL SUNIL SHAH W/O MR. SURESH BHAI DAHYA LAL SHAH (Co-Applicant) MRS. KAMLABEN BHIKHLAL SHAH D/O LALDHOT LAMA (Co-Applicant/Mortgagor)	13(2) Notice Issue Date – 17.01.2026 RS. 3124710/- (Rupees Thirty-One Lakh Twenty-Four Thousand Seven Hundred Ten Only) as on 15.01.2026 Physical Possession done on 04th July 2026	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING SHOP NO. 16, ON GROUND FLOOR HAVING A BUILT-UP ARAEA OF 22.53 Sq. M. (242 Sq. ft.) IN THE WING NO C-1 KNOWN AS "BRAHMA ESTATE" & SOCIETY KNOWN AS "BRAHMA ESTATE COMMERCIAL PREMISES CO-OP SOC. Ltd." CONSTRUCTED ON LAND BEARING SURVEY NO.1A/1/2, SITUATED AT VILLAGE MOUJE KONDHWA, TUKDI, TAL. HAVELI, ME REGISTRAR SAHEB HAVELI AND PUNE MUNCIPAL CORPORATION DIST. PUNE, MAHARASHTRA – 411048. SHOP OWNED BY MRS. KAMLABEN BHIKHLAL SHAH. BOUNDED AS UNDER – EAST – PUBLIC ROAD, WEST – SUB PLOT NO.2, NORTH – INTERNAL ROAD, SOUTH – OPEN SPACE.	**Reserve Price:** RS. 33,84,000/- (Rupees Thirty-Three Lakh Eighty-Four Thousand only) **EMD Price:** RS. 3,38,400/- (Rupees Three Lakh Thirty-Eight Thousand Four Hundred Only) **Incremental Amount:** Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 25-09-2026 Last Date of Bid Submission 24-09-2026 Up to 05:00 PM Office No. 206, 2nd Floor, Jalaram Business Center, Ganjawala Lane, Borivali-West, Mumbai-400092, Maharashtra, Email Id: vikas.dubey@kogta.in & shyam.dadhich@kogta.in Inspection Date 23-09-2026 (From 11:00 AM to 05:00 PM)

KOGTA FINANCIAL (INDIA) LTD.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES

OTHER TERMS AND CONDITIONS OF AUCTION SALE:

1. The properties are being sold on **'"AS IS WHERE IS BASIS", "AS IS WHAT IS" AND "WHATEVER THERE IS"**
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The secured asset will not be sold below the reserve price. The auction sale will be held on the given time and at Office No. 206, 2nd Floor, Jalaram Business Center, Ganjawala Lane, Borivali-West, Mumbai-400092, Maharashtra.
4. The bidders are also advised to go through the detailed terms and conditions as mentioned in this Proclamation of Sale (POS) for AUCTION sale before submitting their bids and taking part in the AUCTION sale proceedings and or contact Mr. Vikas Dubey (9987726020), Mr. Shyam Dadhich (Mobile No.8233031000) or All interested participants/bidders are requested to visit our website https://kogta.in/media-center/propertyAuction/
5. The interested bidders shall deposit the EMD by way of Demand Draft favoring "Kogta Financial (India) Ltd." payable at Borivali, Maharashtra. The draft should not be of a Cooperative Bank.
6. Thereafter, on deposit of EMD, the bidders shall submit- 1. Proof of deposit of EMD 2. ID Proof, that is- PAN card, Aadhar Card, etc. 3. Proof of residential address 4. (a)Bidder's Name (b) Mobile No. /Contact No. (c) Address (d) E-Mail Address (5) The bidders appearing through some others representative shall also submit proper mandate for bidding, else shall not be permitted and also to submit self-attested hard copies of these documents to the Authorised Officer, at the Branch address mentioned hereinabove in the envelope super scribing as 'Bid in the A/C- MR. DARSHAN SUNIL SHAH. The Authorised 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.
7. Authorised officer is entitled to carry out Inter Se bidding if he desires so. The bidders shall improve their offer in multiple of Rs. 10,000/- (Rupees Ten Thousand Only).
8. Auction would commence at the reserve price and bidders shall improve their offer as stated hereinabove. On closure of auction', the highest bidder shall be declared as successful bidder and such sale shall be subject to confirmation by the Secured Creditor.
9. The successful bidder shall have to deposit 25% of the bid/sale amount immediately but not later than the second day's working hours. The earnest money shall be adjusted towards 25% of the bid/sale amount. In case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured asset will be resold.
10. The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the Secured Creditor. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. If the dues of the Secured Creditor together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the Secured Creditor are tendered by/on behalf of the borrowers or guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be cancelled.
12. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The sale certificate shall be issued in the same name in which the Bid is submitted.
13. There are no encumbrances in the knowledge of Secured Creditor and Authorized Officer is selling free of encumbrance's property. The Authorized Officer or the Secured Creditor shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties AUCTION. 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.

The borrower/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of AUCTION, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 14-08-2026 Place: Borivali, Maharashtra

Thanking You

Authorised Officer

Kogta Financial (India) Limited