

**ONLINE E – AUCTION SALE OF ASSET****KOTAK MAHINDRA BANK LIMITED**

**REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051

**BRANCH OFFICE:** KOTAK MAHINDRA BANK LTD- 5<sup>TH</sup> FLOOR, ADAMAS PLAZA, 166/16, CST ROAD, KALINA, SANTACRUZ EAST, MUMBAI- 400098.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** (HEREINAFTER REFERRED TO AS "KMBL") ON 11.09.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **FULLERTON INDIA HOME FINANCE COMPANY LTD** TO **KOTAK MAHINDRA BANK**, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 603, ADMEASURING 396 SQ.FT CARPET AREA WITH STILT CAR PARKING NO.3, ON 6<sup>TH</sup> FLOOR, IN SHRI VISHAL APARTMENT CHS, CONSTRUCTED ON LAND BEARING PLOT NO.29, IN SECTOR 11, SITUATED AT KOPARKHAIRNE, NAVI MUMBAI, MAHARASHTRA - 400709. BOUNDED AS: EAST: 15 MTRS WIDE ROAD, WEST: PLOT NO.30, NORTH: PLOT NO. 28, SOUTH: 15 MTRS WIDE ROAD.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. <b>MR. MANOJ KUMAR SINGH (BORROWER)</b> <b>S/O MR. MAHENDRA SINGH</b></p> <p>2. <b>MRS. NITU MANOJ SINGH (CO-BORROWER)</b> <b>W/O MR. MANOJ KUMAR SINGH</b></p> <p>3. <b>M/S SHRI BALAJI REAL ESTATE (CO-BORROWER)</b> <b>THROUGH ITS PROPRIETOR MR. MANOJ KUMAR SINGH</b></p> <p><b>AT:</b></p> <p>SHOP NO.2, SECTOR 12, RYAN APARTMENT, KOPARKHAIRNE, NAVI MUMBAI, MAHARASHTRA-400709</p> <p><b>ALL AT:</b> FLAT NO. 603, 6<sup>TH</sup> FLOOR,</p>	<p>1) E-AUCTION DATE :- 14.08.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 13.08.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 01.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 51,00,000/- (RUPEES FIFTY ONE LAKH ONLY)</p> <p>EMD: RS. RS.5,10,000/- (RUPEES FIVE LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 20,000/- (RUPEES TWENTY THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

<p style="text-align: center;">SHREE VISHAL APARTMENT CHSL, PLOT NO.29, SECTOR 11, HAJI HASAN MIYA MARG, KOPAR KHAIRNE, NAVI MUMBAI, DISTRICT, THANE-400709</p> <p>LOAN ACCOUNT NO. 606307210574715</p> <p>TOTAL OUTSTANDING: RS. 85,00,819/- (RUPEES EIGHTY FIVE LAKH EIGHT HUNDRED AND NINETEEN ONLY) OUTSTANDING AS ON 16.07.2024 WITH FURTHER INTEREST APPLICABLE FROM 17.07.2024 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT <b>MUMBAI</b> OR NEFT/RTGS IN THE ACCOUNT OF “<b>KOTAK MAHINDRA BANK LIMITED</b>” ACCOUNT NO <b>RAR22037543</b> AND IFSC CODE- <b>KKBK0000631</b> , BRANCH KALINA POINT MUMBAI , BRANCH CODE <b>0641</b>.</p> <p>THE BORROWER’S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.</p> <p>PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT <b>MR. RATNESH MISHRA (+91 8976721728) &amp; MR. AUNJ BHASIN (+91 9726417250)</b>. <b>BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK’S WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p> <p><b>PLACE: MUMBAI</b></p> <p><b>DATE: 22.07.2024</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</b></p>		