

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: Ved Solitaire Building, 6th Floor, Shivaji Nagar Cement Road, Shivaji Nagar Nagpur-440010

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** ON 30.12.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **PHFL** 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 Land Bearing Plot No. 9(C) admeasuring 59.85 sq.mtrs. upon it a Duplex Bearing No. 9(C) covering build up area 59.94 sq.mtrs. bearing Survey No. 145/2 of Mouza Bhilgaon, PH NO. 15 Grampanchayat Bhilgaon, Tehsil Kamptee, District Nagpur. Bounded as: North: Plot No. 09 (A), South: Plot No.10 (A), East: 9 Mtrs. Wide Road, West: Plot No. 9 (B)

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. MR. JAVED RAFIQ KHAN (BORROWER)</p> <p>2. MR. ABID RAFIQ SHEIKH (CO-BORROWER)</p> <p>BOTH AT:</p> <p>NEAR BABA RATHUNATH SCHOOL RAJIV GANDHI NAGAR, DR. AMBEDKAR MARG, NAGPUR, MAHARASHTRA - 440017</p> <p>ALSO BOTH AT :</p> <p>Plot No. 9(C), Duplex No. 9(C), Mouza Bhilgaon, Grampanchayat Bhilgaon, Tehsil & District Nagpur, Maharashtra – 441001</p> <p>LOAN ACCOUNT NO. HM/0103/H/16/100116</p> <p>TOTAL OUTSTANDING: RS. 25,10,970/-(Rupees Twenty Five Lakh Ten Thousand Nine Hundred Seventy Only) OUTSTANDING AS ON 12.04.2024 WITH FURTHER INTEREST APPLICABLE FROM 13.04.2024</p>	<p>1) E-AUCTION DATE :- 07/05/2024 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 :- 06/05/2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 01.05.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.11,00,000/- (RUPEES ELEVEN LAKH ONLY)</p> <p>EMD: RS. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/-- (RUPEES FIFTY THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.		
---	--	--

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT RAIGAD OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR20589359** AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.

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.

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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. NILESH DESAI (+91 9822501623) (+91-9152219751) MR. RAVINDER GODARA (+91 9983999074) & MR. RAJENDER DAHIYA (+91 8448264515).**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: NAGPUR

DATE:16.04.20245

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**