

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, 5TH FLOOR, ADAMAS PLAZA, 166/16, CST ROAD, KALINA, SANTACRUZ (E) 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 CO- BORROWER (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 “**THE BANK/KMBL/SECURED CREDITOR**”) ON 20.03.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY POONAWALLA HOUSING FINANCE LIMITED 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. 04, ON THE GROUND FLOOR IN “BUILDING 2” WING PHASE “1”, ADMEASURING 25 SQ.MTRS. CARPET AREA OF THE BUILDING KNOWN AS “JAINAM GARDEN” CONSTRUCTED ON LAND BEARING CITY SURVEY PROPERTY NO. 4230, SURVEY NO. 10, HISSA NO. 1, ADMEASURING 11070 SQ. MTRS., SITUATED AT VILLAGE KHOPOLI, TAL. KHALAPUR, DISTRICT RAIGAD, WITHIN THE LIMITS OF KHOPOLI MUNICIPAL COUNCIL.

PROPERTY BOUNDED AS:

NORTH: ROAD

SOUTH: KALINDI BUILDING

EAST: JAINAM GARDEN RIVERSIDE

WEST: 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. MR. MOHD JAFEER SALMANI (BORROWER) S/O MR. MOHAMMAD LADDEN SALMANI AT: FLAT NO. 04, GROUND FLOOR, BUILDING NO. 2, WING PHASE-1 JAINAM GARDEN, C.T.S. NO. 4230 S. NO.10, H.NO.1, MOUJE - KHOPOLI, TAL. KHALAPUR, DISTRICT RAIGAD – 410203</p>	<p>1) E-AUCTION DATE :- 21.11.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 20.11.2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 19.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.10,10,000 /- (RUPEES TEN LAKH TEN THOUSAND ONLY) EMD: RS.1,01,000/- (RUPEES ONE LAKH ONE THOUSAND ONLY) BID INCREMENT – RS. 10,000/- (RUPEES</p>

<p>2. MRS. NASRAT BEGAM SALMANI (CO-BORROWER) W/O MR. MOHD. JAFEER SALMANI</p> <p>1 & 2 AT: FLAT NO.401, PLOT NO. 38, SECTOR-10, MEERAJ RESIDENCY PHASE-I, TAL-PANVEL, RAIGAD MAHARASHTRA – 410206.</p> <p>LOAN ACCOUNT NO. HL/0236/H/17/100047</p> <p>TOTAL OUTSTANDING: RS. 31,00,995/- (RUPEES THIRTY ONE LAKH NINE HUNDRED AND NINETY FIVE ONLY) OUTSTANDING AS ON 01.10.2024 WITH FURTHER INTEREST APPLICABLE FROM 02.10.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT **MUMBAI** OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR20589609** 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. RUPESH PRADIP PAWAR (MOB NO. +91 8097895337). BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

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: RAIGAD, MUMBAI

DATE: 04.10.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

