

**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 29.02.2024 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. 302, RAISED 2<sup>ND</sup> FLOOR, B-WING, ADMEASURING 840 SQ. FT., BUILDING KNOWN AS “ROSE APARTMENT”, SITUATED AT VEVOOR, TALUKA AND DISTRICT PALGHAR, ON THE LAND BEARING GUT NO. 28, OLD HOUSE NO. 1026, ADM. 1170 SQ. MTRS. THANE, MUMBAI- 401404.

PROPERTY BOUNDED AS:

NORTH: BUNGALOW

SOUTH: BUILDING UNDER CONSTRUCTION

EAST : HOUSE

WEST : ROAD

| BORROWER/S & GUARANTOR/S NAME & ADDRESS   | 1.DATE & TIME OF E-AUCTION<br>2.LAST DATE OF SUBMISSION OF EMD<br>3.DATE & TIME OF THE PROPERTY INSPECTION   | RESERVE PRICE<br>EMD OF THE PROPERTY<br>BID INCREMENT   |
|---|--|---|
| <p><b>1. MR. PAPPPOO KHAN<br/>(BORROWER)<br/>S/O MR. ABDUL MABUD AMIR<br/>KHAN</b></p> <p><b>2. MRS. KALIMOON NISHA PAPPU<br/>KHAN<br/>(CO-BORROWER)<br/>W/O MR. PAPPPOO KHAN<br/>BOTH AT:<br/>FLAT NO. 402, D-30, POONAM<br/>NAGAR, CHS LTD., PHASE- 3<br/>SHANTI PARK, MIRA ROAD EAST<br/>MUMBAI, MAHARASHTRA- 401107</b></p> | <p>1) E-AUCTION DATE :- 14.11.2024<br/>BETWEEN 12:00 PM TO 1:00 PM<br/>WITH UNLIMITED EXTENSION OF 5<br/>MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF<br/>EMD WITH KYC IS :-13.11.2024 UP<br/>TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:-<br/>26.10.2024. BETWEEN 11:00 AM<br/>TO 4:00 PM (IST)</p> | <p>RESERVE PRICE<br/>RS.13,00,000/- (RUPEES<br/>THIRTEEN LAKH ONLY)</p> <p>EMD: RS. 1,30,000/-<br/>(RUPEES ONE LAKH<br/>THIRTY THOUSAND<br/>ONLY)</p> <p>BID INCREMENT –<br/>RS. 10,000/- (RUPEES<br/>TEN THOUSAND ONLY)<br/>&amp; IN SUCH MULTIPLES.</p> |

**BOTH ALSO AT:**

FLAT NO.302, 3<sup>RD</sup> FLOOR, ROSE,  
APARTMENT, GUT NO.28, OLD  
HOUSE, NAVALI FATAK ROAD  
NAVALI PALGHAR, THANE  
MUMBAI- 401404.

LOAN ACCOUNT NO. HL/0491/H/17/100002

TOTAL OUTSTANDING: RS.28,06,916/-  
(RUPEES TWENTY EIGHT LAKH SIX THOUSAND  
NINE HUNDRED AND SIXTEEN 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.

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **THANE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR20589665** 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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: THANE**

**DATE: 04.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

