

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 GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO AS "FIHFCL") ON 29.07.2020 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 1/5TH SHARE IN LAND TOGETHER WITH THE RESIDENTIAL PREMISES BEARING FLAT NO.4 ON THIRD FLOOR ADMEASURING AROUND 465.2 SQ.FT. BUILTUP IN THE BUILDING OF SAI SADAN APARTMENT SITUATE, LYING AND BEING AT VILLAGE PAREL ADMEASURING ACCORDING TO CITY SURVEY RECORD 185.62 SQ.MTRS AND ACCORDING TO TITLE DEEDS 219.90 SQ.MTRS BEARING C.S.NO.288 OF PAREL SEWREE DIVISION REGISTERED BY COLLECTOR OF LAND REVENUE UNDER RENT ROLL NO.6112 THE OLD RENT ROLL NO.14178, LAUGHTEN SURVEY NO.33 AND ASSESSOR AND COLLECTOR OF MUNICIPAL TAXES UNDER F.S WARD NO.2674 STREET NO. 1368 OF PAREL VILLAGE IN THE REGISTRATION SUB-DISTRICT AND DISTRICT OF MUMBAI-400012 CITY.

| 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 |
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| <p>1. MR. SUSHANT SHANTARAM BIRWADKAR (BORROWER) S/O MR. SHANTARAM BIRWADKAR</p> <p>AT: ROOM NO. 687, SHAPURJI PALLAMJI, COMPOUND, DR. VIJAYKUMAR WALIMBE MARG, PAREL VILLAGE, MUMBAI, MAHARASHTRA-400012</p> | <p>1) E-AUCTION DATE :- 03.09.2024 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:- 02.09.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 26.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p> | <p>RESERVE PRICE RS. 78,00,000/- (RUPEES SEVENTY EIGHT LAKH ONLY)</p> <p>EMD: RS. 7,80,000/- (RUPEES SEVEN LAKH EIGHTY THOUSAND ONLY)</p> |
| <p>2. MRS. PRIYANKA SUSHANT BIRWADKAR (CO-BORROWER) W/O MR. SUSHANT SHANTARAM BIRWADKAR</p> | | <p>BID INCREMENT – RS. 10,000/-- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p> |
| <p>3. M/S SHASHANK SHUSANT SUVAMKAR (CO-BORROWER) THROUGH ITS PROPRIETOR MR. SUSHANT SHANTARAM BIRWADKAR</p> | | |

ALL AT:

R3, F-3, P-32/28B, SAI SADAN,
VERTERINARY COLLAGE, DR. VIJAY
KUMAR WALIMBE MARG, NEAR KEM
GATE NO.7, PAREL, MUMBAI,
MAHARASHTRA -400012

ALL ALSO AT:

FLAT NO.3, 3RD FLOOR, W.P 32/28,
SAI SADAN APARTMENT, DR. V.K.
WALLIMBE ROAD, PAREL VILLAGE,
PAREL (EAST), MUMBAI- 400012

LOAN ACCOUNT NO. **601807510110875 &
601807210110399**

TOTAL OUTSTANDING: RS.2,14,83,710/-
(RUPEES TWO CRORE FOURTEEN LAKH
EIGHTY THREE THOUSAND SEVEN HUNDRED
AND TEN ONLY) OUTSTANDING AS ON
26.07.2024 WITH FURTHER INTEREST
APPLICABLE FROM 27.07.2024 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 **MUMBAI** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22033987** 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. KSHITIJ ANANT (+91 8104111965), MR. ANUJ BHASIN (+91 9726417250). 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: MUMBAI

DATE: 31.07.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

