

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. KOTAK INFINITI, ZONE 2, 4TH FLOOR, BUILDING NO.21, INFINITY PARK, OFF WESTERN EXPRESS HIGHWAY, GENERAL A.K. VAIDYA MARG, MALAD – EAST, MUMBAI – 400 097

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), CO-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 “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 19.06.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY “**ICICI BANK**” 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.202 ON 2ND FLOOR, BUILT-UP AREA ADMEASURING 845 SQ.FT., IN THE BUILDING KNOWN AS “NAMAHRA APARTMENT” SECTOR NO.14, G.E.S PLOT NO.98, SITUATED VILLAGE GOATHAN EXPANSION SCHEME OF “KOPER KHAIRNE” WITHION THE LIMITS OF NAVI MUMBAI CORPORATION, NAVI MUMBAI.

BOUNDED AS:

EAST : PROPOSED 9 MTR. WIDTH ROAD

WEST : PROPSED 22 MTR. GREEN BELT

NORTH : PLOT NO.98

SOUTH : PLOT NO.97

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. GOVIND GANGARAM BARODE (BORROWER)</p> <p>S/O MR. GANGARAM BARODE</p> <p>AT: RASHTRIYA CHEMICAL AND FERTILISERS LTD, PRIYA DARSHAN, SION TROMBEY ROAD, CHEMBUR (EAST), MUMBAI- 400074</p> <p>2.MRS. LAXMI GOVIND BARODE (CO-BORROWER) W/O MR. GOVIND GANGARAM BARODE</p>	<p>1) E-AUCTION DATE :- 10.09.2024 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:- 09.09.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- I. 17.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST) II. 24.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST) III. 31.08.2024. BETWEEN 11:00 AM TO 4:00 PM (IST) IV. 07.09.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 23,00,000/- (RUPEES TWENTY THREE LAKH ONLY)</p> <p>EMD: RS. 2,30,000/- (RUPEES TWO LAKH THIRTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 50,000/- (RUPEES FIFTY THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

<p>BOTH AT;</p> <p>FLAT NO.201 & 202, NAMHARA APARTMENT, PLOT NO.98, SECTOR-14, KOPARKHAIRANE, NAVI MUMBAI-400709</p> <p>BOTH ALSO AT:</p> <p>FLAT NO.13, BUILDING NO.1, TYPE-II, RCF COLONY, CHEMBUR (EAST),MUMBAI- 400074</p> <p>LOAN ACCOUNT NO. LBNMU00001036751</p> <p>TOTAL OUTSTANDING: RS.81,31,481/- (RUPEES EIGHTY ONE LAKH THIRTY ONE THOUSAND FOUR HUNDRED EIGHTY ONE ONLY) OUTSTANDING AS ON 30.07.2024 WITH FURTHER INTEREST @24% P.A. FROM 31.07.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</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 **RAR166404** 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. ALIF MOBHANI (+91 9082200988), MR. VIJAY SONAWANE (+91 9987474219) & MRS. BRAHMI CHITTUR (+91 9819696024). 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: 02.08.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

