

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 LIMITED 5TH FLOOR, ADAMAS PLAZA 166/16 CST ROAD KALINA SANTACRUZ EAST MUMBAI, MAHARASHTRA – 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), CO-BORROWER (S) AND LEGAL HEIR (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 11.05.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY RELIGARE FINVEST LIMITED” (**HEREINAFTER REFERRED TO AS “RELIGARE”**) 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 PIECE AND PARCEL OF THE GUT NO. 246, HISSA NO. 21/9, 22/1 & 22/21, HYBRO FOODS PRIVATE LIMITED, VILLAGE LAHE, OFF MUMBAI NASHIK HIGHWAY, SHAHAPUR (E), DISTRICT THANE- 421601, SURVEY NO. /HISSA NO./ GUT NO. 246/1, SITUATED AT LAHE, TALUKA SHAHAPUR (E), DISTRICT THANE 421601.

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
1. MRS. NARGIS SHAWKAT SHAIKH RAFIQUE SHAIKH (CO-BORROWER AND LEGAL HEIR OF LATE SHAUKAT RAFIQUE SHAIKH)	1) E-AUCTION DATE :- 23.10.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 22.10.2024 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS. 6,40,00,000/- (RUPEES SIX CRORE FORTY LAKH ONLY) EMD: RS.64,00,000/- (RUPEES SIXTY FOUR LAKH ONLY)
2. MR. ZEESHAN SHAWKAT SHAIKH (CO-BORROWER AND LEGAL HEIR OF LATE MR. SHAUKAT RAFIQUE SHAIKH)	3.) DATE OF INSPECTION:- 17.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	BID INCREMENT – RS. 1,00,000 /- (RUPEES ONE LAKH ONLY) & IN SUCH MULTIPLES.
3. MR. ZAIN SHAWKAT SHAIKH (AS LEGAL HEIR OF LATE SHAUKAT RAFIQUE SHAIKH)		
4. MS. ZAREEN SHAIKH (AS LEGAL HEIR OF LATE SHAUKAT RAFIQUE SHAIKH)		
ALL AT: INDIRADARSHAN PHASE-II, BUILDING NO.13, FLAT NO. 804, OSHIWARA		

ANDHERI WEST, MUMBAI – 400053

ALL ALSO AT:

FLAT NO. 91, 9TH FLOOR,
WINDERMERE 1A CHSL,
GOREGAON PAHADI, OFF. NEW LINK
ROAD, ANDHERI (W),
MUMBAI – 400053

ALL ALSO AT:

GUT NO.246, H.NO.21/1,22/9 &
22/21, VILLAGE LAHE,
OFF. MUMBAI, NASHIK
HIGHWAY, SHAHPUR, THANE- 421601

LOAN ACCOUNT NO. XMORGH00069281

TOTAL OUTSTANDING: **RS.19,02,32,305.82/-**
(RUPEES NINETEEN CRORE TWO LAKH
THIRTY TWO THOUSAND THREE HUNDRED
FIVE AND EIGHTY TWO PAISA ONLY)

OUTSTANDING AS ON 27.09.2024 WITH
FURTHER INTEREST APPLICABLE FROM
28.09.2024 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 **RAR256** 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 (+918104111965) & AGNEL PILLAI (+918976929685)**. **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**