



01C
Shid
30-7-24

Kotak Mahindra Bank

Registered/ Speed Post

Dated: 30.07.2024

1. **Mr. Vishal Navinchandra Anderji Doshi**
**(Co-Borrower & Legal Heir Of Borrower/
Co-Borrower Late Mr. Navinchandra Anderji Doshi
& Late Mrs. Jyotsna Navinchandra Doshi)**

At:

Flat No.B-802, 8th Floor,
Ekta Trinity, 2nd Hasnabad Lane,
Santacruz West, Mumbai - 400054

Also At

Mr. Vishal Navinchandra Anderji Doshi
(Co-Borrower & Legal Heir Of Borrower/
Co-Borrower Late Mr. Navinchandra Anderji Doshi
& Late Mrs. Jyotsna Navinchandra Doshi)
C/O M/S Harish And Co. At:
Shop No. 02. 1st Hasnabad Cross Lane,
Near Masjid, Santacruz (W),
Mumbai-400054

2. **Mrs. Mita Nilesh Tanna,**
**(Legal Heir Of Borrower/Co-Borrower
Late Mr. Navinchandra Anderji Doshi &
Late Mrs. Jyotsna Navinchandra Doshi)**

At:

101, B Beach Classic Building,
Shimpoli Gorai Road,
Opp. Gorai Pumping Station,
Chikuwadi, Borivali West,
Mumbai- 400092.

Also At:

Mrs. Mita Nilesh Tanna,
(Legal Heir Of Borrower/Co-Borrower
Late Mr. Navinchandra Anderji Doshi &
Late Mrs. Jyotsna Navinchandra Doshi)
Flat No.B-802, 8th Floor,
Ekta Trinity, 2nd Hasnabad Lane,
Near Shifa Khana Hospital,
Santacruz West, Mumbai - 400054

3. **Mrs. Rita Navinchandra Doshi**
**(Legal Heir Of Borrower/Co-Borrower
Late Mr. Navinchandra Anderji Doshi &
Late Mrs. Jyotsna Navinchandra Doshi)**

At:

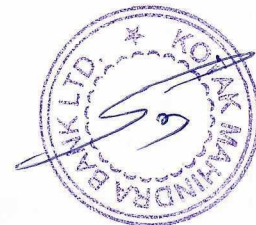
Ground Floor, 2nd Hasnabad Lane,
Near Shifa Khana Hospital,
Santacruz West, Mumbai -400054

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.





Kotak Mahindra Bank

4. **Mrs. Jagruti Abhay Sheth**
(Legal Heir Of Borrower/Co-Borrower
Late Mr. Navinchandra Anderji Doshi &
Late Mrs. Jyotsna Navinchandra Doshi)
At:

21, Mangrolvanik Niwas,
Jain Derasar Road,
Nr. Podar School, Vtc Mumbai,
Santacruz West, Mumbai – 400054.

Also At:

Mrs. Jagruti Abhay Sheth
(Legal Heir Of Borrower/Co-Borrower
Late Mr. Navinchandra Anderji Doshi &
Late Mrs. Jyotsna Navinchandra Doshi)
Flat No.B-802, 8th Floor,
Ekta Trinity, 2nd Hasnabad Lane,
Near Shifa Khana Hospital,
Santacruz West, Mumbai – 400054

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated 09.09.2013 issued by Kotak Mahindra Bank Limited (hereinafter referred to as “**KMBL/ The Bank**”) under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “**SARFAESI Act**”), related to Loan Account No. 11191328 wherein we had called upon you to pay the dues of Rs. 35,45,800/- (Rupees Thirty Five Lakh Forty Five Thousand and Eight Hundred Only) outstanding as on 09.09.2013 with further interest @ 18% p.a. from 10.09.2013 until payment in full (hereinafter referred as the “**Outstanding Amount**”) and payable by the borrower Mr.Navinchandra Anderji Doshi (since deceased) and Mrs Jyotsna Navinchandra Doshi (since deceased) alongwith you Addressee no.1, (hereinafter called the borrowers) under the facilities granted by Citifinancial Consumer Finance India Limited (hereinafter referred to as “**CCFIL**”) within 60 days from the date of the said notice. The borrowers have since then failed and neglected to pay the amount as demanded. Addressee No. 2, 3 and 4 have been impleaded in the capacity of being the legal heirs of the borrower Mr.Navinchandra Anderji Doshi (since deceased) and the co-borrower Mrs Jyotsna Navinchandra Doshi (since deceased).
2. **CCFIL** has vide an assignment agreement dated **18.07.2012** (“**Assignment Agreement**”) has assigned the debts due and payable by you in favour of The Bank along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by CCFIL with other incidental right thereto including the assignment of the said facility along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with Bank.
3. It is pertinent to note that despite the service of the above mentioned notice the borrower/s have failed to liquidate the outstanding dues and as such the Authorized officer of The KMBL

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137

7th Floor, Plot No.7
Sector-125, Noida
Uttar Pradesh - 201 313

T +91 120 6173761
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



has taken physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 11.06.2024 in the presence of all of you, in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9 in pursuance of order dated 19.08.2014, 21.09.2016 and 16.10.2023 passed by Hon'ble Chief Metropolitan Magistrate, Esplanade, Mumbai, under Section 14 of the said SARFAESI Act, 2002.

4. At the time of taking possession of the secured asset, Inspection was carried out by Approved Valuer in compliance of Rule 8(5) of The Security Interest (Enforcement) Rule, 2002 and on the basis of the report of the valuer, auction of the Secured Assets as mentioned in Annexure "A" has been fixed at the Reserve Price of Rs. 3,70,00,000/- (Rupees Three Crore Seventy Lakh Only).
5. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002 after a period of 30 (thirty) days from the date of this notice **along with the existing encumbrances if any on 'as is where is basis & As is what is basis & whatever there is basis'**, unless the bank receives the entire outstanding amount i.e., Rs.77,13,227/- (Rupees Seventy Seven Lakh Thirteen Thousand Two Hundred and Twenty Seven Only) outstanding as on 30.07.2024 with further interest @ 18% p.a. from 31.07.2024 until payment in full and other charges as demanded in the said demand notice, within the statutory period of 30 (thirty) days from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the Bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
6. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	11.09.2024
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	10.09.2024 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd., Kotak Infiniti, Zone 2, 4 th Floor, Building No.21, Infinity Park, Off Western Express Highway, General A.K. Vaidya Marg, Malad - East, Mumbai - 400 097
5	MODE OF AUCTION	E-auction through website HTTPS://BANKAUCTIONS.IN/

7. Please treat this notice as notice under Rule 8 Clause (5) read with proviso to Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing the addressee, a notice of 30 (thirty) days for sale of the secured asset.



SL 2013010120 (201301)

RL A RLK24063443H

Counter Nos1, (P-Code:CP-R
To:VISHAL,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063445H

Counter Nos1, (P-Code:CP-R
To:VISHAL,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063447H

Counter Nos1, (P-Code:CP-R
To:RITA,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063419H

Counter Nos1, (P-Code:CP-R
To:RITA,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063413H

Counter Nos1, (P-Code:CP-R
To:RITA,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063414H

Counter Nos1, (P-Code:CP-R
To:JAGATI,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक



SL 2013010120 (201301)

RL A RLK24063417H

Counter Nos1, (P-Code:CP-R
To:JAGATI,

RENEWY GPO, PIN:400001

From:KOTAK MAHINDRA BANK LTD , MIDDA

Wt:40grams,

PS:32.00, ,31/07/2014 ,09:04

<<Track on www.indiapost.gov.in>>

भारतीय डाक

