

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- PLOT NO-198, 6TH FLOOR VED SOLITAIRE BUILDING SHIVAJI NAGAR, CEMENT ROAD, SHIVAJIN NAGAR,NAGPUR-440010

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”) ON 27.03.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK LTD, 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 FLAT NO.101 ON FIRST FLOOR HAVING BUILT UP AREA 60.76 SQ.MTR (BUILT UP) WITH 10.40% UNDIVIDED SHARE IN THE LAND OF THE BUILDING KNOWN AND STYLED AS “RAJ PALACE-II” CONSTRUCTED ON LAND ADMEASURING 133.50 SQ.MTR BEARING CITY SURVEY NO.308, SHEET NO.139, WARD NO.47 N.M.C HOUSE NO.468 SITUATED AT GANJAKHET CHOWK, MOUZA-NAGPUR, TEHSIL & DISTRICT- NAGPUR.

PROPERTY BOUNDED AS:
ON THE NORTH: BY LANE
ON THE SOUTH: BY LANE
ON THE WEST: ROAD
ON THE EAST: BY LANE

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. MR. JUNED IQBAL ABDUL FARUQUI (BORROWER) S/O MR. ABDUL SATTAR FARUQUI 2. MRS. RAEAT BEGAM FARUQUI (CO-BORROWER) 3. M/S SAARA ENTERPRISES (CO-BORROWER) THROUGH ITS PROPERIETOR MR. JUNED IQBAL ABDUL FARUQUI	1) E-AUCTION DATE :- 11.12.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 10.12.2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:-14 NOVEMBER, 2024 & 21 NOVEMBER, 2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.26,00,000/- (RUPEES TWENTY SIX LAKH ONLY) EMD: RS.2,60,000/- (RUPEES TWO LAKH SIXTY THOUSAND ONLY) BID INCREMENT –

<p>ALL AT: 3RD FLOOR, BATRA COMPLEX, TILAK ROAD, MAHAL, NAGPUR- 440002</p> <p>ALL ALSO AT: HOUSE NO.468/101 NANBACHI, DO GANESH MANDIR, GOLIBAR CHOWK, ITWARI, NAGPUR, MAHARASHTRA-440002</p> <p>ALL ALSO AT: RAJ PALACE-II, FLAT NO.101, SHEET NO.139, W.NO.47, GANJAKHET CHOWK, NAGPUR, MAHARASHTRA- 440002</p> <p>LOAN ACCOUNT NO.- 406GHP55076806, 406GVP55200326 & 406HML55075189</p> <p>TOTAL OUTSTANDING: RS.1,04,74,635/- (RUPEES ONE CRORE FOUR LAKH SEVENTY FOUR THOUSAND SIX HUNDRED AND THIRTY FIVE ONLY) OUTSTANDING AS ON 05.11.2024 WITH FURTHER INTEREST APPLICABLE FROM 06.11.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT NAGPUR OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR17276741 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. PANKAJ RAI (+917768003567) & MR. SHANTANU NAYSE (MOB NO. +917208050735). BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</p>		

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: NAGPUR

DATE: 06.11.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**