

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 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 13.04.2020 & 23.07.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **ESSEL FINANCE BUSINESS LOANS LIMITED TO KOTAK MAHINDRA BANK LIMITED**, 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. 304 & 305**, IN BUILDING NO.1-C, ADMEASURING ABOUT **58 SQ.MTRS.** BUILT UP ON THE 3RD FLOOR IN THE BUILDING KNOWN “SADBHANVA CO-OPERATIVE HOUSING SOCIETY LIMITED” STANDING ON THE LAND BEARING CST NO.528, 528/1 TO 528/17, 529, 529/1 TO 32 AND 535 SITUATED AT SHAMSUDDIN CHAWL, KAJU WADI, CHAKALA, ANDHERI (EAST), MUMBAI- 400099 WITHIN THE LIMITS OF BRAHADMUMBAI MUNICIPAL CORPORATION AND SUB-REGISTRATION DISTRICT OF BANDRA.

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. SHAKILA SHARAFUDDIN SAYYAD W/O LATE SHARAFUDDIN SAYYED (AS CO-BORROWER & LEGAL HEIR OF CO-BORROWER LATE SHARAFUDDIN SAYYED)	1) E-AUCTION DATE :- 10.09.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :-09.09.2024 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS. 52,00,000/- (RUPEES FIFTY TWO LAKH ONLY) EMD: RS. 5,20,000/- (RUPEES FIVE LAKH TWENTY THOUSAND ONLY)
2. MR. SHERUDDIN SHARAFUDDIN SAYYED S/O LATE SHARAFUDDIN SAYYED (AS LEGAL HEIR OF BORROWER LATE SHARAFUDDIN SAYYED)	3.) DATE OF INSPECTION:- BETWEEN 11:00 AM TO 4:00 PM (IST)	BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.
3. MR. FAIYAZUDDIN SHAFRUDDIN SAYYED S/O LATE SHARAFUDDIN SAYYED (AS LEGAL HEIR OF BORROWER LATE SHARAFUDDIN SAYYED)		
4. MRS. NIGAR SHAFRUDDIN		

**SAYYED
D/O LATE SHARAFUDDIN
SAYYED (AS LEGAL HEIR OF
BORROWER LATE SHARAFUDDIN
SAYYED)**

ALL AT:

FLAT NO. C-304/305,
SADBHAVANA CHSL, 3RD FLOOR
BUILDING NO.1-C, SHAMSUDDIN
CHAWL, CHAKALA ROAD,
ANDHERI (EAST), MUMBAI- 400099

ALL ALSO AT:

3417, MELINDA CHAWL, CHURCH
PAKHADI ROAD NO.1, SAHAR
VILLAGE, ANDHERI (EAST),
MUMBAI- 400099

ALL ALSO AT:

G-59, SHAMSUDDIN CHAWL,
SHAIKHSAMSUDDIN MARG
ANDHERI (EAST), MUMBAI- 400093

LOAN ACCOUNT NO. LNMUM00615-160000137

TOTAL OUTSTANDING: RS.1,20,23,345 /-
(RUPEES ONE CRORE TWENTY LAKH TWENTY
THREE THOUSAND THREE HUNDRED AND
FORTY FIVE ONLY) OUTSTANDING AS ON
06.02.2024 WITH FURTHER INTEREST
APPLICABLE FROM 07.02.2024 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 **RAR14084291** 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: BANDRA

DATE: 16.08.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**