

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, MAHARASHTRA 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 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/SECURED CREDITOR**”) ON 25.01.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY POONAWALLA HOUSING FINANCE LIMITED 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. 304, ADMEASURING ABOUT 679 SQ. FT. (BUILT-UP) AREA, 03RD FLOOR, F3/C WING, IN THE SAID PROPOSED PROJECT NAMED "VINEET RESIDENCY" IN THE BUILDING NAME “GAJANAN APARTMENT” CONSTRUCTED ON LAND BEARING SURVEY NO.104, HISSA NO.8, VILLAGE- KALHER, ADMEASURING 80768 SQ. FT. AREA LYING BEING & SITUATED AT RETI BUNDER ROAD, KALHER, TALUKA-BHIWANDI, DISTRICT-THANE, WITHIN THE LIMITS OF KALHER GRAMPANCHAYAT AND WITHIN THE LIMITS OF REGISTRATION DISTRICT THANE AND SUB-DISTRICT OF BHIWANDI.

PROPERTY BOUNDED AS:

ON OR TOWARDS EAST: KASHI VISHWANATH COMPLEX

ON OR TOWARDS WEST: SHREE PATIDAR PARK

ON OR TOWARDS SOUTH: CHATURVEDI ESTATE

ON OR TOWARDS NORTH: PROPERTY OF VISHWANATAH MHATRE

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. ROSHAN SHANKAR PATIL (BORROWER) S/O. MR. SHANKAR HALYA PATIL 2. MRS. NIRMALA SHANKAR PATIL (CO-BORROWER) W/O. MR. SHANKAR PATIL BOTH AT: BHOIR CHAWL, OLD VAITIWADI, AGRA ROAD, OPPOSITE ARADHANA CINEMA,	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.) 3.) DATE OF INSPECTION:- 15.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS. 15,60,000/- (RUPEES FIFTEEN LAKH SIXTY THOUSAND ONLY) EMD: RS. 1,56,000/- (RUPEES ONE LAKH FIFTY SIX THOUSAND ONLY)

<p>NAUPADA, THANE (WEST), MAHARASHTRA- 400602.</p> <p>BOTH ALSO AT: FLAT NO. 304, 3RD FLOOR, F3/C- WING, GAJANAN APARTMENT, VEENIT COMPLEX, RETI BUNDER ROAD SURVEY NO. 104, HISSA NO. 8 KALHER, BHIWANDI, THANE, MUMBAI – 421305.</p> <p>LOAN ACCOUNT NO. HM/0235/H/17/100088</p> <p>TOTAL OUTSTANDING: RS.30,06,779/- (RUPEES THIRTY LAKH SIX THOUSAND SEVEN HUNDRED AND SEVENTY NINE ONLY) OUTSTANDING AS ON 03.10.2024 WITH FURTHER INTEREST APPLICABLE FROM 04.10.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN 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 MUMBAI OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR20589599 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. RUPESH PAWAR (MOB NO. +91 8097895337). BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK 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/</p> <p>PLACE: BHIWANDI, THANE</p> <p>DATE: 04.10.2024</p> <p style="text-align: right;">AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</p>		

