

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., 7TH FLOOR, PLOT NO.7, SECTOR-125, NOIDA, UTTAR PRADESH-201313**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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO AS “FIHFCL”) ON 16.06.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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. GF-01(MIG), GROUND FLOOR, WITHOUT ROOF RIGHTS CONSISTING OF DRAWING/DINING ROOM, 2 BEDROOMS, 2 TOILETS AND 1 KITCHEN ADMEASURING 475 SQ.FT. COVERED AREA, IN THE G+3 STORIED BUILDING BUILT ON RESIDENTIAL PLOT BEARING NO. A-4, KHASRA NO.211, RESIDENTIAL COLONY NAMED “RAIL VIHAR” IN THE VILLAGE OF SADULLABAD, PARGANA AND TEHSIL-LONI, DISTRICT GHAZIABAD, UTTAR PRADESH-201001.

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
<p>1. MR. AAKIL KURESHI (BORROWER) S/O MR. AAS MOHAMMAD AT: LUCKY FRUIT COMPANY THROUGH ITS PROPRIETOR NEW SABJI MANDI, LAL BAGH, LONI, DELHI- 110094</p> <p>2. MRS. FIRDOS (CO-BORROWER) W/O MR. AAS MOHAMMAD</p> <p>BOTH AT: FLAT NO. GF-1, GROUND FLOOR, PLOT NO.A-4, RAIL VIHAR, LONI, GHAZIABAD, UTTAR PRADESH - 201102</p> <p>BOTH ALSO AT: H.NO.35, LAL BAGH EXTENTION,</p>	<p>1) E-AUCTION DATE :- 07.01.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 06.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 03.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.8,50,000/- (RUPEES EIGHT LAKH FIFTY THOUSAND ONLY)</p> <p>EMD: RS.85,000/- (RUPEES EIGHTY FIVE THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

LONI DEHAT, GHAZIABAD,
UTTAR PARDESH- 201102

LOAN ACCOUNT NO. 609107210455075

TOTAL OUTSTANDING: RS.24,35,211/- (RUPEES
TWENTY FOUR LAKH THIRTY FIVE THOUSAND
TWO HUNDRED AND ELEVEN ONLY)
OUTSTANDING AS ON 04.12.2024 WITH
FURTHER INTEREST APPLICABLE FROM
03.12.2024 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 **NOIDA** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22038006** 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. RAJENDER DAHIYA (MOB NO. + 918448264515) & MR. AKSHIT SOLANKI, (MOB NO. + 917302111608). 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: GHAZIABAD, UP

DATE: 05.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**