

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- ABC-EAST COMPLEX 1ST FLOOR, OPP. PROZON MALL, CHIKALTHANA MIDC, CHATRAPATI SAMBAJINAGAR, (AURANGABAD) 431006****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 LIMITED” (HEREINAFTER REFERRED TO AS “FIHFCL”) ON 17.02.2025 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LIMITED” (HEREINAFTER REFERRED TO AS “FIHFCL”) 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 WESTERN SIDE PLOT AREA ADMEASURING 105.00 SQ.MTRS, OUT OF PLOT NO. 18 AREA ADMEASURING 210.00 SQ.MTRS, OUT OF SURVEY NO. 60/2, SITUATED AT BHUSAWAL TAL BHUSAWAL DIST- JALGAON.

PROPERTY BOUNDED AS:
EAST: PART OF PLOT,
WEST: PART OF PLOT NO. 19,
SOUTH: ROAD,
NORTH: S.NO. 60/1

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. ANKUSH SHRIRAM MAHAJAN (BORROWER) S/O MR. SHRIRAM MAHAJAN</p> <p>2. MR. LAHU SHRIRAM MAHAJAN (CO-BORROWER) S/O MR. SHRIRAM MAHAJAN</p> <p>BOTH AT: PLOT NO. 92, S N. 197/1 2, NEAR JALAL SHAH, BHUSAWAL, DURGAMATA MANDIR, JALGAON, MAHARASHTRA-425021</p>	<p>1) E-AUCTION DATE :- 23.04.2025 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:- 22.04.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 18.04.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.12,00,000/- (RUPEES TWELVE LAKH ONLY)</p> <p>EMD: RS. 1,20,000/- (RUPEES ONE LAKH TWENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

BOTH ALSO AT:

PLOT NO. 18, GAT NO. 60/2,
NEAR POOJA COMPLEX, BHUSAWAL,
DISTRICT JALGAON-425201

LOAN ACCOUNT NO. **604908810596156**

TOTAL OUTSTANDING: RS.16,64,026/-
(RUPEES SIXTEEN LAKH SIXTY FOUR
THOUSAND AND TWENTY SIX ONLY)
OUTSTANDING AS ON 27.02.2025 WITH
FURTHER INTEREST APPLICABLE FROM
28.02.2025 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**.

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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. AMOL KURANGAL (MOB NO. +919604212064) & MR. SANJAY CHAVAN MOB NO +918655312059).**

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: JALGAON, MAHARASHTRA

DATE: 09.04.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**