

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 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 KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “THE BANK/KMBL/SECURED CREDITOR”) ON 08.12.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY MAGMA HOUSING FINANCE LIMITED (MHFL) (SUBSEQUENTLY KNOWN AS POONAWALLA HOUSING FINANCE LIMITED (HEREINAFTER CALLED “PHFL”) NOW KNOWN AS GRIHUM HOUSING FINANCE 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.403, 4TH FLOOR, B-WING, IN THE BUILDING KNOWN AS “PREM KUNJ”, ADMEASURING 510 SQ. FT. BUILT UP AREA, LYING AND BEING AT VILLAGE KIROLE, GHATKOPAR WEST, IN GREATER BOMBAY, IN THE BOMBAY SUBURBAN DISTRICT OF BANDRA ADMEASURING ABOUT 4300.22 SQ. YARDS OR THEREABOUTS EQUIVALENTS TO 3595.50 SQ. MTR., BEARING NEW SURVEY NO. 73A, HISSA NO. 5(P), AND HISSA NO. 8(P) AND ASSESSED BY THE MUNICIPAL CORPORATION OF GREATER BOMBAY UNDER “N” WARD NO.7628, 7629, 7632 AND 7633 AND BEARING STREET NO.98B, 98E, 98F, 98H AND 996 AT NAVROJI LANE.

PROPERTY BOUNDED AS:

EAST BY: PUBLIC STREET KNOWN AS NAVROJI CROSS LANE

WEST BY: PUBLIC STREET KNOWN AS NAVROJI LANE

NORTH BY: PROPERTY OF PERMANAND RATTANJI AND CHHOTALAL JIVANDAS

SOUTH BY: PARTLY BY THE SAID LAND BEARING SURVEY NO.73A, HISSA NO. 5 (P) AND PARTLY BY PROPERTY OF MANEKLAL AMULKHARAI.

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. RAJESH MAHENDRA JOSHI (BORROWER) (AS LEGAL HEIR AND S/O THE CO-BORROWER LATE MAHENDRA PRABHASHANKAR JOSHI)	1) E-AUCTION DATE:- 19.03.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS.80,00,000/- (RUPEES EIGHTY LAKH ONLY)
2. MRS. MALA RAJESH JOSHI (CO-BORROWER)	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 18.03.2025 UP TO 6:00 P.M. (IST.)	EMD: RS.8,00,000/- (RUPEES EIGHT LAKH ONLY)

<p>W/O MR. RAJESH MAHENDRA JOSHI</p> <p>3. MR. DIVYESH MAHENDRA JOSHI (CO-BORROWER) (AS LEGAL HEIR AND S/O THE CO-BORROWER LATE MAHENDRA PRABHASHANKAR JOSHI)</p> <p>4. MRS. BHADRA MAHENDRA JOSHI (CO-BORROWER) (AS LEGAL HEIR AND W/O THE CO-BORROWER LATE MAHENDRA PRABHASHANKAR JOSHI)</p> <p>5. MR. DEEPAK MAHENDRA JOSHI (AS LEGAL HEIR AND S/O THE CO-BORROWER LATE MAHENDRA PRABHASHANKAR JOSHI)</p> <p>AT: 104, SAI PRASAD, KOMAL TANK, DEVIDAS LANE, BORIVALI (W), MUMBAI – 400103</p> <p>ALL AT: FLAT NO. 403, 4TH FLOOR, “B”- WING, KARMASI BAUG, NAVROJI LANE, BEHIND COSMOS BANK, GHATKOPAR WEST, MUMBAI- 400086</p> <p>LOAN ACCOUNT NO. HM/0458/H/17/100129</p> <p>TOTAL OUTSTANDING: RS.86,87,607/- (RUPEES EIGHTY SIX LAKH EIGHTY SEVEN THOUSAND SIX HUNDRED AND SEVEN ONLY) OUTSTANDING AS ON 06.02.2025 WITH FURTHER INTEREST APPLICABLE FROM 07.02.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>3.) DATE OF INSPECTION:- 11.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
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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 **RAR20589640** 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. RUPESH PRADIP PAWAR (MOB NO+91 8655878865) & MR. AGNEL PILLAI (MOB NO. +918976929685) 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: MUMBAI

DATE:

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**