

**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 5<sup>TH</sup> FLOOR ADAMAS PLAZA 166/16 CST ROAD KALINA SANTACRUZ EAST MUMBAI, MAHARASHTRA- 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 12.06.2024 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.603, ADMEASURING 611 SQ.FT. BUILD UP AREA, BUILDING NO.1, ON 6<sup>TH</sup> FLOOR OF BUILDING KNOWN AS “MANAS ANAND” IN THE SOCIETY KNOWN AS “MANAS ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED” CONSTRUCTED ON LAND BEARING SURVEY NO.141, HISSA NO.6, SITUATE, LYING AND BEING AT DONGRI PADA, VILLAGE KAVESAR, TEHSIL & DISTRICT THANE (W) 400615.

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
<b>1. MR. ANAND SAGAR GUPTA (BORROWER) S/O MR. SAGAR BADRIPRASAD GUPTA</b>  <b>AT:</b> ROOM NO.4, NARESH KANDHARIYA CHAWL, DAFTARY ROAD, GALLI NO.2 PUSHPA PARK, MALAD EAST, MUMBAI, MAHARASHTRA- 400097	1) E-AUCTION DATE:- 07.03.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 06.03.2025 UP TO 6:00 P.M. (IST.)  3.) DATE OF INSPECTION:- 28.02.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.52,00,000/- (RUPEES FIFTY TWO LAKH ONLY)  EMD: RS.5,20,000/- (RUPEES FIVE LAKH TWENTY THOUSAND ONLY)
<b>2. MR. PHOOLCHAND SAGARMAL GUPTA (CO-BORROWER) S/O MR. SAGARMAL BADRIPRASAD GUPTA</b>		BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.
<b>3. M/S ORBIT CORPORATION (CO-BORROWER) THROUGH ITS PROPRIETOR MR. ANANAD SAGAR GUPTA</b>		

**AT:**

PLOT NO.35B, ROOM NO.04,  
NARESH KANDHARIYA CHAWL,  
DAFTARY ROAD, MALAD EAST,  
MAHARASHTRA, MUMBAI - 400097

**ALL ALSO AT:**

FLAT NO.603, BUILDING NO.01,  
6<sup>TH</sup> FLOOR, MANAS ANAND  
CO-OP HOUSING SOCIETY,  
LIMITED, WAGHBILL G.B ROAD,  
NEAR HOTEL JALAJA DONGRI  
PADA, THANE (W),  
MAHARASHTRA- 400615

LOAN ACCOUNT NO. 601807210163649

TOTAL OUTSTANDING: **RS.82,06,718 /-**  
**(RUPEES EIGHTY TWO LAKH SIX**  
**THOUSAND SEVEN HUNDRED AND**  
**EIGHTEEN ONLY)** OUTSTANDING AS ON  
07.02.2025 WITH FURTHER INTEREST  
APPLICABLE FROM 08.02.2025 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** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22033882** 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. SHANTANU NAYSE (+91 7208050735) & MR. ANUJ BHISEN (+91 9726417250) 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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: THANE**

**DATE: 14.02.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**