

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 ZONE-2 NYATI UNITREE, 4TH FLOOR, YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006.****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 31.01.2022 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED LTD 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 THE PROPERTY BEARING RESIDENTIAL FLAT NO.14 & 15 TOTAL AREA ADMEASURING ABOUT CARPET AREA 1151 SQ.FT, PLUS TERRACE 400 SQ.FT BUILTUP AREA 1496 SQ.FT. (SALEABLE AREA 1696 SQ.FT) ON THE FOURTH FLOOR IN THE BUILDING STYLED AS “ALIF TOWERS” CONSTRUCTED ON THE PLOT OF LAND BEARING S.NO.5, HISSA NO. 1/1/1/9/2 ADM. 2R, 1/2/5 ADM.3R, 2/4/1 ADM.2R .,1/1/1/9/2/1 ADM. 1R., TOTAL ADM. 8R., SITUATED AT KONDHWA BK, TAL HAVELI, DISTRICT PUNE NEWLY INCLUDED IN THE PUNE MUNICIPAL CORPORATION LIMITS AND IN THE JURISDICTION OF SUB- REGISTRAR, DISTRICT PUNE.

DEMARCATON OF THE LAND :

ON OR TOWARDS EAST: PART OF THE SAME S.NO.

ON OR TOWARDS WEST: ROAD

ON OR TOWARDS SOUTH: PAR OF THE SAME S.NO.

ON OR TOWARDS NORTH: REMAINING AT PART SAME S.NO.

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. RAGHU SANJEEV SALIAN (BORROWER) S/O MR. SANJEEV MANJAPPA SALIAN</p> <p>2. MRS. SHALINI RAGHU SALIAN (CO-BORROWER) W/O MR. RAGHU SANJEEV SALIAN BOTH AT: HOUSE NO. 682, SR. NO. 31, MUNGALE ANAND NAGAR, DHANKAWADI OPPOSITE KONARK BHIHAR, PUNE-411043</p> <p>BOTH ALSO AT:</p>	<p>1) E-AUCTION DATE :- 06.03.2025 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:- 05.03.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 28.02.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 25,00,000/- (RUPEES TWENTY FIVE LAKH ONLY)</p> <p>EMD: RS.2,50,000/- (RUPEES TWO LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

FLAT NO. 14, 4TH FLOOR,
ALIF TOWER, S.NO.5, ASHOK
NAGAR, KONDHWA (BK),
PUNE- 411043

LOAN ACCOUNT NO. 4498058

TOTAL OUTSTANDING: **RS.41,59,772 /-**
**(RUPEES FORTY ONE LAKH FIFTY NINE
THOUSAND SEVEN HUNDRED AND
SEVENTY TWO ONLY)** OUTSTANDING AS ON
31.01.2025 WITH FURTHER INTEREST
APPLICABLE FROM 01.02.2025 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 **PUNE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR488056** 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 **THE BANK'S IVR NO. (+91-9152219751)**. **FOR CLARIFICATIONS BIDDER MAY ALSO CONTACT MR. NILESH DESAI (+91 9822501623) & MR. SANJAY CHANVAN (+91 8655312059)**

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: PUNE

DATE: 10.02.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**