

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 5TH FLOOR, ADAMAS PLAZA 166/16 CST ROAD KALINA SANTACRUZ EAST 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 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 08.11.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOANS LIMITED (HEREINAFTER REFERRED TO AS "ESSEL") 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.103, AREA ADMEASURING 312SQ. FT., ON FIRST FLOOR, OF THE BUILDING KNOWN AS "DATTAMESH APARTMENT", CITY SURVEY NO. 170, TIKKA NO. 2, SITUATED AT CHENDANI KOLIWADA, DATTA MANDIR, VILLAGE CHENDANI, THANE (WEST), MAHARASHTRA- 400601

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. SHYAM PANNALAL JAISWAL (BORROWER) S/O MR. P.K JAISWAL</p> <p>2. MRS. RINA SHYAM JAISWAL (CO-BORROWER) W/O MR. SHYAM PANNALAL JAISWAL BOTH AT:</p> <p>FLAT NO.2, ASHIRWAD APARTMENT, NAUPADA NEAR BEDEKAR HOSPITAL, KARVE ROAD, THANE WEST, MUMBAI, MAHARASHTRA- 400601</p> <p>BOTH ALSO AT: FLAT NO.103, 1ST FLOOR,</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:- 04.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.21,00,000/- (RUPEES TWENTY ONE LAKH ONLY)</p> <p>EMD: RS.2,10,000/- (RUPEES TWO LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

DATTAMESH APARTMENT,
CHENDANI KOLIWADA, DATTA
MANDIR, CITY SURVEY NO. 170,
TIKKA NO. 02, THANE WEST,
MAHARASHTRA- 400601

LOAN ACCOUNT NO. LNMUM06718-190001980

TOTAL OUTSTANDING: **RS.45,71,671.52 /-**
(RUPEES FORTY FIVE LAKH SEVENTY
ONE THOUSAND SIX HUNDRED SEVENTY
ONE AND FIFTY TWO PAISA 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 **RAR19160815** 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+91 8976929685) 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: THANE

DATE: 14.02.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**