

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 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 29.08.2024 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

THE FIRST SCHEDULE REFERRED TO HEREINABOVE :

ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND BEARING ADMEASURING IN AGGREGATE 93,029 SQ. MTRS., BEARING REVENUE SURVEY NOS. 1/3, 2/3, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27, 76/28(P) LYING, BEING AND SITUATED AT VILLAGE AMBIVALI, REGISTRATION SUB- DISTRICT AND DISTRICT OF KALYAN, WITHIN THE LIMITS OF THE KALYAN DOMBIVALI MUNICIPAL CORPORATION AND BOUNDED AS FOLLOWS:

ON OR TOWARDS THE NORTH: 1/4, 1/5, 2/1, 2/2, 74/7, 74/16, 76/2, 76/15, 76/17
 ON OR TOWARDS THE SOUTH: CENTRAL RAILWAY
 ON OR TOWARDS THE EAST: VILLAGE BOUNDARY
 ON OR TOWARDS THE WEST: 1/9, 5/3, GAOTHAN

THE SECOND SCHEDULE REFERRED TO HEREINABOVE :

A FLAT BEARING NO. 506, ADMEASURING 387 SQ. FT. CARPET AREA (EQUIVALENT TO 35.95 SQ. MTRS.) ON THE 05TH FLOOR OF THE PROPOSED BUILDING NO. A-6, IN SECTOR - I OF “NEPTUNE SWARAJYA” TO BE ERECTED IN OR UPON THE SAID PROPERTY DESCRIBED IN THE FIRST SCHEDULE REFERRED TO ABOVE LYING, BEING AND SITUATED AT VILLAGE AMBIVALI, TALUKA KALYAN AND DISTRICT THANE, REGISTRATION SUB-DISTRICT & DISTRICT OF KALYAN AND WITHIN THE LIMITS OF KALYAN DOMBIVALI MUNICIPAL CORPORATION.

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. SADDAM T. KHAN (BORROWER)	1) E-AUCTION DATE :- 17.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :-14.02.2025 UP	RESERVE PRICE RS.11,00,000/- (RUPEES ELEVEN LAKH ONLY) ONLY) EMD: RS.1,10,000/-

<p>S/O. MR. TEJMHUSAIN NAZEER KHAN</p> <p>2. MR. BANNE KHAN (CO-BORROWER) S/O. MR. TAJAMMUL NAZARMOHAMMAD KHAN</p> <p>3. M/S. S. K. P.O.P DESIGNER (CO-BORROWER) THROUGH ITS PROPRIETOR MR. SADDAM T. KHAN</p> <p>ALL AT: SANT ROHIDAS NAGAR, C BLOCK ROAD, NEAR GURUDWARA ULHASNAGAR-1, BHOMICHAND COLONY, COLLEGE ROAD, THANE, MAHARASHTRA- 421001.</p> <p>ALL ALSO AT: FLAT NO. 506, 05TH FLOOR, BUILDING 6A, NEPTUNE SWARAJYA, SECTOR-01, AMBIVALI VILLAGE, AMBIVALI STATION ROAD, AMBIVALI WEST, DISTRICT THANE, MAHARASHTRA- 421102.</p> <p>LOAN ACCOUNT NO. 601807210213470</p> <p>TOTAL OUTSTANDING: RS. 31,25,947/- (RUPEES THIRTY ONE LAKH TWENTY FIVE THOUSAND NINE HUNDRED AND FORTY SEVEN ONLY) OUTSTANDING AS ON 03.01.2025 WITH FURTHER INTEREST APPLICABLE FROM 04.01.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 08.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>(RUPEES ONE LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>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 RAR22033933 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. RUPESH PRADIP PAWAR (MOB NO+91 8655878865) & MR. AGNEL PILLAI (MOB NO.</p>		

+918976929685). BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. (+91-9152219751) 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: 07.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**