

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.- 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 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 20.11.2020 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ 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

PROPERTY NO.1: ALL THAT PIECE AND PARCEL OF UNIT NO. 602, OF THE TYPE 1 BHK OF CARPET AREA ADMEASURING 36.48 SQ.MTRS. ON THE SIXTH FLOOR IN WING NO. A2 ALONGWITH THE USABLE FLOOR AREA OF THE ENCLOSED BALCONY AND ATTACHED EXCLUSIVE BALCONY TOTALLY ADMEASURING 3.25 SQ.MTRS. AND ATTACHED EXCLUSIVE TERRACE ADMEASURING NA SQ.MTRS. MAKING A TOTAL USABLE FLOOR AREA INCLUDING THE CARPET AREA 39.73 SQ. MTRS TOGETHER WITH SINGLE COVERED CAR PARKING SPACE IN “GAGAN AKANKSHA” CONSTRUCTED ON LAND ADMEASURING 07 HECTARES 69 ARES OUT OF GAT NO. 524, TOTALLY ADMEASURING 08 HECTARES 89 ARES, SITUATED AT VILLAGE KOREGAON, MUL (URALI KANCHAN), WITHIN THE LIMITS OF GRAMPANCHAYAT, TALUKA HAVELI, DISTRICT PUNE, MAHARASHTRA- 412202. APARTMENT BOUNDED AS: EAST: GARDEN VIEW (AMENITIE SPACE OF THE PROJECT), WEST: COMMON LOBBY AND ENTRANCE OF FLAT NO.602, NORTH: STAIRCASE OF THE SAME BUILDING, SOUTH: DUCT OF THE SAME BUILDING AND FLAT NO.603.

PROPERTY NO. 2: ALL THAT PIECE AND PARCEL OF UNIT NO. 603, OF THE TYPE 1 BHK OF CARPET AREA ADMEASURING 36.48 SQ.MTRS. ON THE SIXTH FLOOR IN WING NO. A2 ALONGWITH THE USABLE FLOOR AREA OF THE ENCLOSED BALCONY AND ATTACHED EXCLUSIVE BALCONY TOTALLY ADMEASURING 3.25 SQ.MTRS AND ATTACHED EXCLUSIVE TERRACE ADMEASURING NA SQ.MTRS. MAKING A TOTAL USABLE FLOOR AREA INCLUDING THE CARPET AREA 39.73 SQ.MTRS TOGETHER WITH SINGLE COVERED CAR PARKING SPACE IN “GAGAN AKANKSHA” CONSTRUCTED ON LAND ADMEASURING 07 HECTARES 69 ARES OUT OF GAT NO. 524, TOTALLY ADMEASURING 08 HECTARES 89 ARES, SITUATED AT VILLAGE KOREGAON MUL, (URALI KANCHAN), WITHIN THE LIMITS OF GRAMPANCHAYAT, TALUKA HAVELI, DISTRICT PUNE, MAHARASHTRA- 412202. APARTMENT BOUNDED AS: EAST: GARDEN VIEW (AMENITIE SPACE OF THE PROJECT), WEST: COMMON LOBBY AND ENTRANCE OF FLAT NO.603, NORTH: DUCT OF THE SAME BUILDING AND FLATT NO.603, SOUTH: STAIRCASE OF THE SAME BUILDING.

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
MR. SAHIL CHADHA (BORROWER) S/O MR. JAIPAL CHADHA	1) E-AUCTION DATE :- 30.01.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE FOR PROPERTY NO.1- RS-11,25,000/- (RUPEES

<p>AT:</p> <p>FLAT NO.A-105/106, LUNKAD GARDENS, NEAR DATT DUKIRKLINE MANDIR CHOWK, VIMAN NAGAR, PUNE- 411014</p> <p>ALSO AT:</p> <p>JET AIRWAYS, 5TH FLOOR,SIROJA CENTRE, MUMBAI-400099</p> <p>ALSO AT:</p> <p>OFFICE NO.609, HQ3C+3C7 SUPREME HEADQUARTER, ABOVE TATA MOTOR SHOWROOM - GARVE, YASH ORCHID SOCIETY, BANER, PUNE, MAHARASHTRA 411021</p> <p>LOAN ACCOUNT NO. 405THT80706304, 405THT80706306, 405TLH80675550 & 405TLH80675554</p> <p>TOTAL OUTSTANDING: RS.73,87,002.42/- (RUPEES SEVENTY THREE LAKH EIGHTY SEVEN THOUSAND TWO AND FORTY TWO PAISA ONLY) OUTSTANDING AS ON 23.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 24.12.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 29.01.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 15.01.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>ELEVEN LAKH TWENTY FIVE THOUSAND ONLY)</p> <p>FOR PROPERTY NO.2- RS-11,25,000/- (RUPEES ELEVEN LAKH TWENTY FIVE THOUSAND ONLY)</p> <p>EMD: FOR PROPERTY NO.1- RS.1,12,500/- (RUPEES ONE LAKH TWELVE THOUSAND AND FIVE HUNDRED ONLY)</p> <p>FOR PROPERTY NO.2- RS.1,12,500/- (RUPEES ONE LAKH TWELVE THOUSAND AND FIVE HUNDRED ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) FOR BOTH PROPERTIES & IN SUCH MULTIPLES.</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 **RAR17277046 & RAR17277033** 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 **MR. PRALHAD GHAGARE (MOB NO. +91-7208072433)**, **MR. AGNEL PILLAI (MOB NO. +918976929685)** & **SANJAY CHAVAN (MOB NO. +918655312059)**. **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: PUNE

DATE: 31.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**