

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 10.12.2024 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 THE PROPERTY BEARING FLAT NO.501, ON THE 5TH FLOOR, H-WING, IN THE BUILDING KNOWN AS SILVER CROWN, SITUATED AT SILVER GARDEN, BESIDE HETAL PARK, NEXT TO VIJAY PARK, MIRA ROAD (E), DISTRICT THANE-401107 AREA ADMEASURING 51.09 SQ. MTRS (SUPER BUILT-UP), IN SILVER CROWN CO-OPERATIVE HOUSING SOCIETY LIMITED, A SOCIETY REGISTERED UNDER THE MAHARASHTRA CO-OP. SOCIETIES ACT 1960 AND BEARING REGISTRATION NO. TNA/(TNA)/HSG/(TC)/22685/2011 DATED 08/04/2011, LYING & BEING ON PLOT OF LAND BEARING OLD SURVEY NO.184, NEW SURVEY NO.52, HISSA NO.1 (PART), ADMEASURING AREA 4150 SQ.MTRS AND OLD SURVEY NO.184, NEW SURVEY NO.52, HISSA NO.1 (PART) ADMEASURING 7890 SQ.MTRS. SITUATED AT VILLAGE MIRA, WITHIN LIMITS OF MIRA BHAYANDER MUNICIPAL CORPORATION IN THE REGISTRATION DISTRICT, SUB-DISTRICT OF THANE.

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. SAKHIYANI MAMAD AZAZ MUSTAK (BORROWER) S/O MR. MAMAD AZAZ MUSTAK</p> <p>AT: M/S STAR SEA FOOD THROUGH ITS PROPRIETOR SHOP NO. A/229, 1ST FLOOR, SHANTI SHOPPING CENTRE MIRA ROAD, OPPOSITE MIRA ROAD RAILWAY STATION, THANE MAHARASHTRA- 401107</p> <p>2. MR. SAKHIYANI MAMAD AAQUIB MUSTAKBHAI (CO-BORROWER) S/O MR. MUSTAKBHAI DAUDBHAI SAKHIYANI</p>	<p>1) E-AUCTION DATE :- 05.03.2025 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:- 04.03.2025 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.43,00,000/- (RUPEES FORTY THREE LAKH ONLY)</p> <p>EMD: RS.4,30,000/- (RUPEES FOUR LAKH THIRTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

**3. MS. MUSKAN
(CO-BORROWER)**

ALL AT:

C-402 CONCORD CHHEDA CHS LTD,
DEEPAK HOSPITAL, ROAD BEHIND
GEETA NAGAR, PHASE-5, OPPOSITE
GANGA COMPLEX, MIRA ROAD EAST,
THANE, MAHARASHTRA- 401107

ALL ALSO AT:

402 CONCORD PH-5, NAYA NAGAR,
KANUUGO, MIRA ROAD EAST
OPPOSITE TAINVILLA EAST ROAD
THANE, MAHARASHTRA-401107

ALL ALSO AT:

FLAT NO.501, 5TH FLOOR, BUILDING NO.
A & B, SILVER CROWN GARDEN
NEXT TO VIJAY PARK, OLD
S.NO.184/1 (PT.), NEW S.NO.52, H NO.
1(PT) OF VILLAGE MIRA,
BESIDE HETAL PARK,
MIRA ROAD EAST-401107

LOAN ACCOUNT NO.: 606539210857356

TOTAL OUTSTANDING: RS. 61,04,341 /-
(RUPEES SIXTY ONE LAKH FOUR THOUSAND
THREE HUNDRED AND FORTY ONE ONLY)
OUTSTANDING AS ON 22.01.2025 WITH
FURTHER INTEREST APPLICABLE FROM
23.01.2025 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 **RAR22037648** 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. PUSHKAR DANI (MOB NO. +918108383613) & MR. AGNEL PILLAI (MOB NO.**

+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: 28.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**