

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 03.01.2025 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 SELF-CONTAINED FLAT NO. A/004 ON GROUND FLOOR, AREA ADMEASURING 495SQ.FT BUILT UP AREA CHANDRESH KANCHAN CO-OPERATIVE HOUSING SOCIETY LIMITED, LODHA HEAVEN, KALYAN SHIL ROAD, NILJE, DOMBIVLI(EAST) SITUATED AT VILLAGE NILJE, WITHIN THE LIMITS OF KALYAN SUB-REGISTRATION DISTRICT THANE IN THE LAND BEARING SURVEY NO.130, HISSA NO.4A, 4B FREE FROM ALL ENCUMBRANCES.

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. MRS. SARITA VIJAY SHARMA (BORROWER) W/O MR. VIJAY SHARMA</p> <p>2. MR. VIJAY P SHARMA (CO- BORROWER) S/O MR. P.R SHARMA</p> <p>BOTH 1 & 2 ALSO AT: FLAT NO.37, OM SAI APARTMENT ROAD NO.27, NEAR MASJID GALLI, NEAR MASJID SHANTI NAGAR, THANE (WEST), MAHARASHTRA- 400604</p>	<p>1) E-AUCTION DATE :- 18.03.2025 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:- 17.03.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 17.03.2025 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>

**3. M/S RAJMATA SNACK CENTRE
(CO-BORROWER)
THROUGH ITS PROPRIETOR MRS.
SARITA VIJAY SHARMA**

AT:

KAMGAR HOS, PADA NO.33, SHOP NO. 04
NEAR DURGA HOTEL, THANE,
MAHARASHTRA-400604

ALL AT:

A/004, KANCHA BUILDING, LODHA H,
KALYAN SHIL ROAD, NILJE,
MAHRASHTRA-421203

LOAN ACCOUNT NO. 606307210259595 &
606307510258607

TOTAL OUTSTANDING: RS.41,74,757/-
(RUPEES FORTY ONE LAKH SEVENTY
FOUR THOUSAND SEVEN HUNDRED AND
FIFTY SEVEN 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 **MUMBAI** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22037530** 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)**. BIDDER MAY ALSO CONTACT **MR. PUSHKAR DANI (MOB NO. +918108383613) & MR. AGNEL PILLAI (MOB NO. +918976929685) FOR CLARIFICATION.**

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: 10.02.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**