

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: : Zone II, Fourth Floor, Infinity IT Park, Gen. A . K. Vaidya Marg, Off Western Express Highway, Goregaon (East), Mumbai 400097

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 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (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** SECURED CREDITOR ON 09.08.2023 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ICICI Bank, 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**1. Flat No. 201-:**

All that piece and Parcel of Flat No. 201, admeasuring 840 Sq.Fts built up area on the 2nd Floor in the Harbansh Apartment building , constructed on the Plot No.211, at Shirvane Village, Nerul,Navi Mumbai, Taluka & District Thane.

2. Flat No. 301-:

All that piece and Parcel of Flat No. 301, admeasuring 840 Sq.Fts built up area on the 3rd Floor in the Harbansh Apartment building , constructed on the Plot No.211, at Shirvane Village, Nerul, Navi Mumbai, Taluka & District 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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
1. (a) MR. YOGESH PRABHAKAR AHIRE FLAT NO - 101, HARBANSH APTS., 1ST, FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE - 400706. ALSO AT: 1. (b) MR. YOGESH PRABHAKAR AHIRE FLAT NO - 201, HARBANSH APTS., 2ND, FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE. – 400706 ALSO AT:	1) E-AUCTION DATE :- 19-03-2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 18-03-2024 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION: 02-03- 2024, 09-03-2024 and 16-03-2024 BETWEEN 11:00 AM TO 4:00 PM (IST).	Flat No. 201 Reserve Price RS. 51,39,000/- (RUPEES FIFTY ONE LAKHS THIRTY NINE THOUSAND ONLY) EMD: RS. 513900/ /- (RUPEES FIVE LAKHS THIRTEEN THOUSAND NINE HUNDRED ONLY) BID INCREMENT – BID INCREEMENT WILL BE RS. 20,000/ (RS. TWENTY THOUSAND

<p>1. (c) MR. YOGESH PRABHAKAR AHIRE FLAT NO - 301, HARBANSH APTS., 3RD FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE – 400706.</p> <p>ALSO AT:</p> <p>1. (d) MR. YOGESH PRABHAKAR AHIRE 2/56,2ND FLOOR, SANGARJEET COLONY, B.P.T COLONY, WORLI GAON, MUMBAI-400018</p> <p>ALSO AT:</p> <p>1. (e) MR. YOGESH PRABHAKAR AHIRE BUILDING NO.211/8353, KANNAMWAR NAGAR-1, VIKHROLI (EAST), Mumbai – 400083</p> <p>2. (a) MR. PRABHAKAR NAMDEV AHIRE FLAT NO - 101, HARBANSH APTS., 1ST, FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE - 400706.</p> <p>ALSO AT:</p> <p>2. (b) MR. PRABHAKAR NAMDEV AHIRE FLAT NO - 201, HARBANSH APTS., 2ND, FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE - 400706.</p> <p>ALSO AT:</p> <p>2. (c) MR. PRABHAKAR NAMDEV AHIRE FLAT NO - 301, HARBANSH APTS., 3RD FLOOR, PLOT NO- 211, SECTOR NO- 2, SHIRVANE VILLAGE, NERUL, NAVI MUMBAI, TALUKA & DISTRICT THANE – 400706</p> <p>ALSO AT:</p> <p>2.(d) MR. PRABHAKAR NAMDEV AHIRE 2/56,2ND FLOOR, SANGARJEET COLONY, B.P.T COLONY, WORLI GAON, MUMBAI-400018</p> <p>ALSO AT:</p>		<p>ONLY) ABOVE THE RESERVE PRICE</p> <p>Flat No. 301 Reserve Price RS. 51,39,000/- (RUPEES FIFTY ONE LAKHS THIRTY NINE THOUSAND ONLY)</p> <p>EMD: RS. 513900 /- (RUPEES FIVE LAKHS THIRTEEN THOUSAND NINE HUNDRED ONLY)</p> <p>BID INCREMENT – BID INCREMENT WILL BE RS. 20,000/ (RS. TWENTY THOUSAND ONLY) ABOVE THE RESERVE PRICE</p>
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<p>2 (e) MR. PRABHAKAR NAMDEV AHIRE BUILDING NO.211/8353, KANNAMWAR NAGAR-1, VIKHROLI (EAST), MUMBAI - 400083</p> <p>Loan No. <u>LBMUM00000795496</u></p> <p>AMOUNT OUTSTANDING :- RS. 88,50,786 /- (RUPEES EIGHTY EIGHT LAKHS FIFTY THOUSAND SEVEN HUNDRED EIGHTY SIX ONLY) AS OF 15-02-2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 16-02-2024 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</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 “RAR138868 ”, IFSC CODE- KKBK0000631 , BRANCH KALINA, 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 PRIVATE TREATY.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT), MR. Alif Mobhani (+91 9082200988) (+91-9152219751) , Mrs. Brahmi Chittur (+91 9819696024), MR. Udayakumar Shetty (+ 91 9920339772) & MR. Vijay Sonawane (+91 9987474219).</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <u>HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</u> PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. <u>WWW.KOTAK.COM</u> AND/OR ON <u>HTTPS://BANKAUCTIONS.IN/</u></p> <p>PLACE: Mumbai</p> <p>DATE: 07.03.2024</p> <p style="text-align: right;">AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</p>		