

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::ADAMAS PLAZA, 05TH FLOOR, 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), CO-BORROWERS AND GUARANTOR (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**. ON 01.02.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LIMITED (FIHFCL) TO KOTAK MAHINDRA 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

ALL THAT PIECE AND PARCEL OF FLAT NO.1203, 12TH FLOOR, BUILDING NO.1, MADHAV,VASUDEV SKY HIGH COMPLEX, VILLAGE NAVGHAR, BHAYANDAR (EAST)-401107.

BORROWER/S & GUARANTOR/S NAME AND 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. NISHA PRASAD GHOLAP (BORROWER)</p> <p>2. MR. PRASAD KANTARAM GHOLAP (CO-BORROWER)</p> <p>BOTH NOTICEES 1 AND 2 AT:- 157 MURDHA VILLAGE, OPPOSITE RAM MANDIR, UTTAM ROAD, BHAYANDER WEST, MAHARASHTRA- 401101</p> <p>BOTH NOTICEES 1 AND 2 ALSO AT:- FLAT NO.1202 and FLAT NO. 1203, MADHAV BUILDING, VASUDEV SKY HIGH COMPLEX, MIRA BHAYANDER ROAD, EAST MAHARSHTRA- 401107</p> <p>3. MS. SHREE CHAMUNDA ENTERPRISES (CO-BORROWER) THROUGH ITS PARTNERS - PRASHANT SHELATKAR</p>	<p>1) E-AUCTION DATE :- 20/03/2024 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:- 19/03/2024 UP TO 5:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: - 11.03.2023. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.53,00,000/- (RUPEES FIFTY THREE LAKHS ONLY)</p> <p>EMD: RS. 5,30,000/- (RUPEES FIVE LAKHS THIRTY THOUSAND ONLY)</p> <p>MANDATORY BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

<p>- DHARMESH D MISTRY</p> <p>4. PRASHANT SHELATKAR (GUARANTOR)</p> <p>5. DHARMESH MISTRY (GUARANTOR)</p> <p>NOTICEES 3, 4 AND 5 AT: SHOP NO.26 & 27, KAMLA PARK, NEAR MTNL OFFICE, BHAYANDER WEST, MAHARASHTRA- 401105</p> <p>LOAN ACCOUNT NO. 601807210175500</p> <p>TOTAL OUTSTANDING: Rs.51,49,047/- (Rupees Fifty One Lakhs Forty Nine Thousand Forty Seven Only) as of 14.02.2024 Along With Future Interest Applicable From 15.02.2024 AND WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		
---	--	--

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT RAIGAD OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO. RAR22033895 AND IFSC CODE- KKBK0000631, KALINA BRANCH MUMBAI, BRANCH CODE 0631.

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 PRIVATE SALE.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. KSHITIJ (+918104111965) (+91-9152219751) & MR. ANUJ (9726417250)**

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: BHAYANDER - THANE

DATE: 07/03/2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

