

**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) 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.(HEREINAFTER REFERRED TO AS " **KMBL** ") ON 25.01.2024 AND PURSUANT TO THE ASSIGNMENT OF DEBT BY **PHFL IN FAVOUR OF KOTAK MAHINDRA BANK LTD (KMBL)**, THE MORTGAGED PROPERTY 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 PROPERTIES WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF MORTGAGE PROPERTY OF FLAT NO. 304, ADMEASURING ABOUT 679 SQ. FT. (BUILD-UP) AREA ON, 3<sup>RD</sup> FLOOR, F3/C WING, IN THE SAID PROPOSED PROJECT NAMED "VEENIT COMPLEX" IN THE BUILDING NAME GAJANAN APARTMENT, SITUATED AT RETI BUNDER ROAD, SURVEY NO. 14 HISSA NO. 8 KALHER, BHIWADI THANE MUMBAI-421305.

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
<p><b>1. MR. ROSHAN SHANKAR PATIL S/O MR. SHANKAR HALYA PATIL AT: BHOIR CHAWL, OLD VAITIWADI, AGRA ROAD OPP. ARADHANA CINEMA, NAUPADA, THANE WEST - 400602.</b></p> <p><b>2MS. NIRMALA SHANKAR PATIL W/O MR. SHANKAR PATIL AT: BHOIR CHAWL, OLD VAITIWADI, AGRA ROAD OPP. ARADHANA CINEMA, NAUPADA, THANE WEST - 400602.</b></p> <p><b>BOTH ALSO AT: FLAT NO. 304, 3RD FLOOR, F3, C WING, GAJANAN APARTMENT, VEENIT COMPLEX, RETI BUNDER ROAD, SURVEY NO. 104, HISSA NO. 8, KALHER, BHIWANDI, THANE, MUMBAI - 421305.</b></p>	<p>1. E-AUCTION DATE :- 18.03.2024 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 15.03.2024 UP TO 6:00 P.M. (IST.)</p> <p>3. DATE OF INSPECTION: 12.03.2024 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>1. RESERVE PRICE :</b> Rs.19,50,000/- (RUPEES NINETEEN LAKH FIFTY THOUSAND ONLY)</p> <p><b>2. EMD:</b> RS. 1,95,000/- (RUPEES ONE LAKH NINTY FIVE THOUSAND ONLY)</p> <p><b>BID INCREMENT -</b> RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

<p><b>LOAN NO. <u>HM/0235/H/17/10088</u></b></p> <p><b>TOTAL OUTSTANDING:.</b> Rs. 28,45,439/- (Rupees Twenty Eight Lakh Forty Five Thousand Four Hundred Thirty Nine Only) AS OF 05.02.2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 06.02.2024 UNTIL PAYMENT IN FULL</p>		
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF <b>“KOTAK MAHINDRA BANK LIMITED” PAYABLE AT NASHIK OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR20589599 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</b></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 TO <b>MR. RUPESH PAWAR (+91 8097895337) (+91-9152219751) MR. AGNEL PILLAI (+91 8976929685), MR. GURPAL SINGH (+91 8976898212) .</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <b><u><a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a></u></b> PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. <b><u><a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a></u></b> AND/OR ON <b><u><a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></u></b></p>		
<p><b>PLACE:</b> Thane <b>DATE</b> 22.02.2024</p>	<p style="text-align: right;"><b>AUTHORIZED OFFICER</b> <b>KOTAK MAHINDRA BANK LIMITED</b></p>	