

**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 17.01.2025 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 PROPERTY BEARING RESIDENTIAL FLAT NO. 304, ON THE 3<sup>RD</sup> FLOOR, A-WING, ADMEASURING 520 SQ. FT., I.E. 48.32 SQ. MTR., (SUPER BUILT UP AREA), IN THE BUILDING KNOWN AS SARASWATI VILLA CO-OPERATIVE HOUSING SOCIETY LIMITED, BUILDING ON OWNERSHIP BASIS, THE BUILDING CONSTRUCTED ON N.A. LAND BEARING SURVEY NO. 70, HISSA NO. 11, SURVEY NO. 70, HISSA NO. 5D, SURVEY NO. 70, HISSA NO. 5A & SURVEY NO. 70, HISSA NO. 4, LYING BEING AND SITUATED AT VILLAGE VIRAR, JIVDANI CROSS ROAD, SAHAKAR NAGAR, VIRAR (EAST), TALUKA VASAI, DISTRICT PALGHAR-401305 WITHIN THE AREA OF SUB-REGISTRAR OF ASSURANCE AT VASAI, 1 TO 6.

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
<b>1. MR. FAHEEM NOOR HASAN (BORROWER) S/O MR. NOOR HASAN AT: M/S NEW LOOK HAIR DRESSER THROUGH ITS PROPRIETOR SHOP NO.5, E-WING, NEEL VASUNDHARA, VIJAY PARK, MIRA ROAD EAST, MIRA- BHAYANDAR MUNICIPAL CORPORATION, NEAR AMBER PLAZA, THANE, MAHARASHTRA- 401107</b>  <b>2. MR. NOORSHASAN RAHEEM VAKHSHA (CO-BORROWER) S/O MR. RAHEEM VAKHSHA BOTH AT:</b>  FLAT NO.117-A, 1 <sup>ST</sup> FLOOR, SHREE	1) E-AUCTION DATE:- 28.03.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 27.03.2025 UP TO 6:00 P.M. (IST.)  3.) DATE OF INSPECTION:- 27.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.9,00,000/- (RUPEES NINE LAKH ONLY)  EMD: RS.90,000/- (RUPEES NINETY THOUSAND ONLY)  BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.

<p>GANESH CHS LTD. OM SHANTI CHOWK, SHANTI PARK, MIRA ROAD EAST, THANE, MAHARASHTRA- 401107</p> <p><b>BOTH ALSO AT:</b>  FLAT NO.304, 3<sup>RD</sup> FLOOR, A-WING, SARASWATI VILLA CHSL, SURVEY NO. 70, HISSA NO. 4, 5A, &amp; 11 OF VILLAGE VIRAR, 5D JIVDANI CROSS ROAD, SAHAKAR NAGAR, VIRAR EAST, TALUKA VASAI, DISTRICT PALGHAR-401305</p> <p>LOAN ACCOUNT NO. 606539210989952</p> <p>TOTAL OUTSTANDING: <b>RS. 25,03,049/-</b>  <b>(RUPEES TWENTY FIVE LAKH THREE THOUSAND AND FORTY NINE ONLY)</b>  OUTSTANDING AS ON 20.02.2025 WITH FURTHER INTEREST APPLICABLE FROM 21.02.2025 ALONG WITH ALL COST, CHARGES &amp; EXPENSES 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 <b>MUMBAI</b> OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO <b>RAR22037650</b> AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT 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 PUBLIC E - AUCTION.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT THE <b>BANK’S IVR NO. (+91-9152219751)</b>. BIDDER MAY ALSO CONTACT <b>MR. RUPESH PRADIP PAWAR (MOB NO+91 8655878865) &amp; MR. AGNEL PILLAI (MOB NO+918976929685)</b> FOR CLARIFICATION.</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK’S WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p> <p><b>PLACE: PALGHAR, MUMBAI</b></p>		

**DATE: 27.02.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**