

**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. 5<sup>TH</sup> FLOOR ,ADAMAS PLAZA 166/16 CST ROAD KALINA SANTACRUZ EAST MUMBAI – 400098 MAHARASHTRA**

**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 SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS “SMHFC”) ON 26.09.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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 PROPERTY BEARING FLAT NO.202, AREA ADMEASURING 510 SQ.FT., BUILT UP AREA 349 SQ.FT., CARPET AREA ON SECOND FLOOR IN THE BUILDING KNOWN AS “SHREE RAM APARTMENT” CONSTRUCTED ON THE LAND BEARING HOUSE NO.199/B, LYING AND BEING SITUATED AT NEAR SAMAJ MANDIR, SECTOR-4, KHANDA COLONY, VILLAGE MOUJE ASUDGAON, TALUKA PANVEL AND DISTRICT RAIGA, PANVEL- 410206.

PROPERTY BOUNDED AS:

EAST: SLUM

WEST: RESIDENTIAL BUILDING

NORTH: SAMAJ MANDIR/AJANTA ARCADE

SOUTH: RESIDENTIAL BUILDING

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><b>1. MR. SANTOSH ARJUN WARE (BORROWER) S/O MR. ARJUN VITTHAL WARE</b></p> <p><b>2. MRS. BHARATI ARJUN VARE (CO-BORROWER) W/O MR. SANTOSH WARE BOTH AT: FLAT NO.B-2-204, NEAR JEWEL RESIDENCY P.K DEVELOPERS PANVEL RAIGARH, NAVI MUMBAI MAHARASHTRA- 410206</b></p> <p><b>BOTH ALSO AT: ROOM NO.04, PLOT NO.C-9,</b></p>	<p>1) E-AUCTION DATE :- 20.05.2025 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:- 19.05.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 12.05.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.12,00,000/- (RUPEES TWELVE LAKH ONLY)</p> <p>EMD: RS.1,20,000/- (RUPEES ONE LAKH TWENTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>

SIDDHIVINAYAK CHS, BEHIND  
NMMT DEPO, SECTOR-4, NEW  
PANVEL-WEST, PANVEL,  
RAIGARH, NAVI MUMBAI,  
MAHARASHTRA- 410206

**BOTH ALSO AT:**

FLAT NO.202, 2<sup>ND</sup> FLOOR, SHREE  
RAM APARTMENT, PLOT NO.199/B  
SECTOR-4, NEAR SAMAJ MANDIR  
ASUDGAON, KHANDA COLONY,  
PANVEL, DISTRICT RAIGAD,  
PANVEL- 410206

LOAN ACCOUNT NO. 613039211151037

TOTAL OUTSTANDING: **RS.36,27,368/-**  
**(RUPEES THIRTY SIX LAKH TWENTY**  
**SEVEN THOUSAND THREE HUNDRED**  
**SIXTY EIGHT ONLY)** OUTSTANDING AS ON  
24.04.2025 WITH FURTHER INTEREST  
APPLICABLE FROM 25.04.2025 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**.

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 ASSETS UNDER SALE, BIDDER MAY CONTACT **THE BANK'S IVR NO. (+91-9152219751) FOR CLARIFICATIONS**. BIDDER MAY ALSO CONTACT **MR. AGNEL PILLAI (MOB NO. +918976929685)** FOR CLARIFICATIONS.

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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: PANVEL**

**DATE: 26.04.2025**

**AUTHORIZED OFFICER**  
**KOTAK MAHINDRA BANK LIMITED**

