



Kotak Mahindra Bank

Registered/ Speed Post

Dated: 28.03.2025

1. **Mr. Satyavan Siddharth Jadhav**

(Borrower)

S/o Mr. Siddharth Jadhav

At:

M/S Shanti Tiffin Service

Through its proprietor

Room No.202, Bhanji House,
Shiv Gally Near Mahadev Mandir,
Versova Andheri West, Mumbai,
Maharashtra- 400061

2. **Mrs. Sejal Satyavan Jadhav**

(Co-borrower)

W/o Mr. Satyavan Siddharth Jadhav

Both At:

Flat No.204, 2nd Floor, Sai Siddhi Apartment,
Nana Nani Park, Manvel pada, Virar (East),
Palghar, Thane, Maharashtra-401305

Both Also At:

B-203, Sai Lila Apartment Manvel pada Road,
Nana Nani Park, Virar Vasai Thane, Maharashtra- 401305

Both Also At:

Flat No.206, 2nd Floor, A-Wing,
Bliss Residency, S.No.32/1A,
At Village Dhamote, Neral,
Taluka Karjat, District Raigad- 410101

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **27.07.2023** issued by SMFG India Home Finance Company Limited (hereinafter referred to as "**SMHFC**") (formerly known as Fullerton India Home Finance Company Limited) under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**hereinafter referred to as "SARFAESI Act"**), related to Loan Account No. **606339211190065** wherein SMHFC had called upon you to pay the dues of **Rs.25,29,230/- (Rupees Twenty Five Lakh Twenty Nine Thousand Two Hundred and Thirty Only)** outstanding as on **26.07.2023** with further interest applicable from **27.07.2023** until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you under the facilities granted by SMHFC within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.
2. SMHFC has vide an assignment agreement dated **30.12.2024** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter referred to as "**KMBL/The Bank**") along with all the rights, title, security

Kotak Mahindra Bank Ltd.

CIN: L65110MH4985PLC038137

7th Floor, Plot No.7, Sector-125, T +91 12 06173761
Noida, Uttar Pradesh - 201 313. www.kotak.com

Registered Office:

27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



interests, benefits, financial documents, in the facility(ies) granted by SMHFC with other incidental right thereto including the assignment of the said facility along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with Bank.

3. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding dues and as such the Authorized officer of SMHFC has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset"**) on 19.06.2024 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9.
4. After taking possession of the secured asset, Inspection was carried out by Approved Valuer in compliance of Rule 8(5) of The Security Interest (Enforcement) Rule, 2002 and on the basis of the report of the valuer, the Reserve Price of the secured asset is fixed at Rs.10,20,000/- (Rupees Ten Lakh Twenty Thousand Only).
5. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset by public auction and/or any other methods as prescribed under the provisions of Rule 8(5) of Security Interest (Enforcement) Rules, 2002 after a period of 30 (thirty) days from the date of this notice **along with the existing encumbrances if any on 'as is where is basis & As is what is basis & whatever there is basis'**, unless the bank receives the entire outstanding amount i.e., **Rs.31,25,541 /- (Rupees Thirty One Lakh Twenty Five Thousand Five Hundred and Forty One Only)** outstanding as on **27.03.2025** with further interest applicable from **28.03.2025** until payment in full and other charges as demanded in the said demand notice, within the statutory period of 30 (thirty) days from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the Bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.
6. The sale of the secured asset will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	08.05.2025
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	07.05.2025 UP TO 6:00 P.M (IST)



4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd.- 5th Floor, Adamas Plaza,166/16, CST Road, Kalina, Santacruz (E) Mumbai – 400098.
5	MODE OF AUCTION	E-auction through website <u>HTTPS://BANKAUCTIONS.IN/</u>

7. Please treat this notice as notice under Rule 8 Clause (5) read with proviso to Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing the addressee, a notice of 30 (thirty) days for sale of the secured asset.
8. Post the expiration of the said 30 (thirty) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.
9. The Borrower's attention is invited to the provisions of the Subsection 8 of Section 13 of the Act, in respect of the time available to redeem the secured asset.
10. Should you have any representation to be made in response to this notice, please mark the same to Mr. Agnel Pillai (Mob No. +918976929685) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID- rard.customercare@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

For Kotak Mahindra Bank Limited



Authorized Officer

ANNEXURE - "A"

Name of the Borrowers & Loan Account No.	
Name of the borrowers	1. Mr. Satyavan Siddhartha Jadhav 2. Mrs. Sejal Satyavan Jadhav
Loan account no.	606339211190065
Amount outstanding	
Rs.31,25,541 /- (Rupees Thirty One Lakh Twenty Five Thousand Five Hundred and Forty One Only) outstanding as on 27.03.2025 with further interest applicable from 28.03.2025 along with all cost, charges & expenses until payment in full.	
Description of the Mortgaged property	
All that piece and parcel of property bearing Flat No.206 on 2 nd floor, in "A" Wing, area admeasuring of 42.28 sq.mtrs. carpet in the building named as "Bliss Residency" situated at Survey No.32/1A village Dhamote, Taluka Karjat, District Raigad- 410101 Property Bounded as: North: open Plot South: Internal Road East: Internal Road West: "B" Wing	
Name of the mortgagor: Mr. Satyavan Siddharath Jadhav	
Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.10,20,000/- (Rupees Ten Lakh Twenty Thousand Only)
EMD:	Rs.1,02,000/- (Rupees One Lakh Two Thousand Only)
List of Encumbrance (if any): Nil	



भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959588IN

Counter No:2,OP-Code:1

To:SATYAVAN,

MUMBAI, PIN:400061

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:26

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959628IN

Counter No:2,OP-Code:1

To:SEJAL,

THANE, PIN:401305

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:27

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959591IN

Counter No:2,OP-Code:1

To:SATYAVAN,

THANE, PIN:401305

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:26

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959631IN

Counter No:2,OP-Code:1

To:SATYAVAN SIDD,

RAIGAD, PIN:410101

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:27

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959605IN

Counter No:2,OP-Code:1

To:SEJAL SATYAVAN,

THANE, PIN:401305

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:26

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959645IN

Counter No:2,OP-Code:1

To:SEJAL SATYAVAN,

RAIGAD, PIN:410101

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:27

<<Track on www.indiapost.gov.in>>

भारतीय डाक

डाक सेवा - जन सेवा



India Post

RL 1100510164 <110051>

RL B 0D000959614IN

Counter No:2,OP-Code:1

To:SATYAVAN,

THANE, PIN:401305

From:KOTAK MAHINDRA BANK LTD , NOIDA

Wt:30grams,

Amt:32.00 ,01/04/2025 ,10:26

<<Track on www.indiapost.gov.in>>