

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 SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS “SMHFC”) (FORMERLY KNOWN AS FULLERTON INDIA HOME FINANCE COMPANY LIMITED) THE AUTHORISED OFFICER OF SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS “SMHFC”) ON 07.08.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS “SMHFC”) (FORMERLY KNOWN AS FULLERTON INDIA HOME FINANCE COMPANY LIMITED) 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 FLAT NO.204, BUILT UP AREA ADMEASURING 41.07 SQ.MTRS WHICH IS (INCLUSIVE OF THE AREAS OF BALCONIES) ON 2ND FLOOR OF BUILDING NO.3, B-WING IN THE BUILDING KNOWN AS “MAHIM GARDEN” SITUATED AT SURVEY NO.211, HISSA NO.04, OF VILLAGE MAHIM, NEAR MEHIKAVATI KHADI, MAHIM-PALGHAR ROAD, PALGHAR (W)- 401402.

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>1. MR. LAXMAN PUNAJI DAGALE (BORROWER) S/O MR. PUNAJI SAYAJI DAGALE</p> <p>2. MRS. JYOTSNA LAXMAN DAGALE (CO-BORROWER) W/O MR. LAXMAN PUNAJI DAGALE BOTH AT: HOUSE NO.4151 NEAR MAHIM POLICE GATE, AT POST KELWA MAHIM, DISTRICT PALGHAR, MAHARASHTRA, THANE- 401402</p> <p>BOTH ALSO AT: H.NO.89 TEMBHODE RICE MILL ROAD, NEAR PADMANATH MANDIR, PALGHAR, VTC: PALGHAR WEST, DISTRICT THANE,</p>	<p>1) E-AUCTION DATE :- 13.05.2025 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:- 12.05.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 07.05.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.10,00,000/- (RUPEES TEN LAKH ONLY)</p> <p>EMD: RS.1,00,000/- (RUPEES ONE LAKH ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

MAHARASHTRA-401404

BOTH ALSO AT:

FLAT NO.204, 2ND FLOOR, B WING,
BUILDING NO.3, MAHIM GARDEN,
SURVEY NO.211, HISSA NO.04 OF
VILLAGE MAHIM, NEAR
MEHIKAVATI KHADI, MAHIM-
PALGHAR ROAD, PALGHAR
THANE-401402

LOAN ACCOUNT NO. 606339211187602

TOTAL OUTSTANDING: RS.19,95,741/-
(RUPEES NINETEEN LAKH NINETY FIVE
THOUSAND SEVEN 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 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: PALGHAR

DATE: 09.04.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

