

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- ABC-EAST COMPLEX 1ST FLOOR, OPP. PROZON MALL, CHIKALTHANA MIDC, CHATRAPATI SAMBHAJINAGAR, AURANGABAD- 431006

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 21.02.2025 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 FLAT NO.5 ADMESURING 30.7 SQ.MTRS ON 1ST FLOOR ALONG WITH UNDIVIDED LAND PORTION AND COMMON FACILITY AND UTILITIES IN SAI MAHIMA APARTMENT CONSTRUCTED ON PLOT NO.21 ADMESAURING 292.05 SQ.MTRS OUT OF PLOT SURVEY NO.135/1 SITUATED AT KANDARI SHIVAR, VARANGAON ROAD, TAL- BHUSAWAL, DISTRICT- JALGAON WITHIN THE LIMITS OF KANDARI GRAMPANCHAYAT, WITHIN THE LIMITS OF SUB-REGISTRATION OFFICE BHUSAWAL- 425201.

PROPERTY BOUNDED AS:

EAST: COMMON STAIRCASE

WEST: PART OF THE PLOT, OPEN TO SKY THEN PLOT NO.13,

NORTH: FLAT NO.6 AND OPEN TO SKY

SOUTH: PART OF PLOT & OPEN TO SKY

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
1. MR. SAGAR SURENDRA CHANDANSHIVE (BORROWER) S/O MR. SURENDRA CHANDANSHIVE AT: SUSHILA PLOT NO.1, NEAR CONTAINER DEPOT,	1) E-AUCTION DATE:- 28.05.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 27.05.2025 UP TO 6:00 P.M. (IST.)	RESERVE PRICE RS.9,00,000/- (RUPEES NINE LAKH ONLY) EMD: RS.90,000/- (RUPEES NINETY THOUSAND ONLY)

<p>SIDDHIVINAYAK COLONY, BHUSAWAL, MAHARASHTRA -425201</p> <p>2. MRS. PRAJAKTA SAGAR CHANDANSHIVE (CO-BORROWER) W/O MR. SAGAR SURENDRA CHANDANSHIVE BOTH AT: H.NO.1904 SATYA SAI NAGAR, KHADAKE DEEPNAGAR, SAGAR PARK, BHUSAWAL, JALGAON, MAHARASHTRA- 425307</p> <p>BOTH ALSO AT: BLOCK NO. 5, 1ST FLOOR, SAI MAHIMA APARTMENT, PLOT NO.21, SURVEY NO. 135/1, KANDARI SHIVAR, VARANGAON ROAD, BHUSAWAL, JALGAON- 425201</p> <p>LOAN ACCOUNT NO. 604907210550654</p> <p>TOTAL OUTSTANDING: RS.15,61,436/- (RUPEES FIFTEEN LAKH SIXTY ONE THOUSAND FOUR HUNDRED AND THIRTY SIX ONLY) OUTSTANDING AS ON 08.04.2025 WITH FURTHER INTEREST APPLICABLE FROM 09.04.2025 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>3.) DATE OF INSPECTION:- 23.05.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT MAHARASHTRA.</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 BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. DNYANESH JADE (MOB NO +919420101280) & MR. AMOL KURUNGAL (MOB NO. +919604212064) & MR. SANJAY CHAVAN (MOB NO. +918655312059) FOR CLARIFICATIONS.</p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK 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/</p>		

PLACE: JALGAON

DATE: 15.04.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**