

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 PROVISO 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 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) ON 23.09.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMFG INDIA HOME FINANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS "**SMHFC**") 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.001, BUILDING NO.2, ON THE GROUND FLOOR, ADMEASURING AREA ABOUT 46.17 SQ.MTRS CARPET AREA/BUILT UP AREA, IN THE BUILDING KNOWN AS ATHARVA APEKSHA CO-OPERATIVE HOUSING SOCIETY LIMITED CONSTRUCTED ON PLOT OF LAND BEARING SURVEY NO.182, HISSA NO. A/1, AT REVENUE VILLAGE KURGAON, AT BOISAR TARAPUR ROAD, KURGAON BOISAR (W), TALUKA & DISTRICT PALGHAR- 401501 WITHIN THE LIMITS OF GRAM PANCHAYAT KURGAON, IN THE REGISTRATION DISTRICT SUB-DISTRICT PAGHAR/BOISAR.

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. JIGAR MAHESH BHAI SHAH (BORROWER) S/O MR. MAHESH BHAI SHAH 2. MRS. NEHA JIGAR SHAH (CO-BORROWER) W/O MR. JIGAR SHAH AT: E-WING 401, PANCHRATNA CHSL, MULJI NAGAR, NEAR SAI BABA NAGAR, BORIVALI (W), MUMBAI, MAHARASHTRA-400092 BOTH AT: FLAT NO. C-202, 2ND FLOOR, PANCHRATNA CHSL,	1) E-AUCTION DATE :- 15.05.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 14.05.2025 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION:- 08.05.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	RESERVE PRICE RS.11,20,000/- (RUPEES ELEVEN LAKH TWENTY THOUSAND ONLY) EMD: RS.1,12,000/- (RUPEES ONE LAKH TWELVE THOUSAND ONLY) BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.

SAI BABA NAGAR, MULJI
NAGAR, BUILDING NO.5,
BORIVALI (WEST), MUMBAI,
MAHARASHTRA- 400092

BOTH ALSO AT:

A-202, THAKKAR PLAZA, VEER
MEMUKALANI ROAD,
NEAR BHAGVATI HOTEL,
KANDIVALI (W), MUMBAI,
MAHARASHTRA- 400067

BOTH ALSO AT:

E/401 PANCHRATNA CHSL,
MULJI NAGAR BABA NAGAR,
BORIVALI (WEST), MUMBAI,
MAHARASHTRA- 400092

BOTH ALSO AT:

FLAT NO.001, GROUND FLOOR,
BUILDNG NO.2, TYPE C,
ATHARVA APKESHA CHSL,
SURVEY NO.182, HISSA NO
A-1, VILLAGE, KURGAON
TALUKA & DISTRICT,
PALGHAR, MAHARASHTRA-
401501

LOAN ACCOUNT NO.: 615139211354685

TOTAL OUTSTANDING: RS.30,28,344/-
(RUPEES THIRTY LAKH TWENTY EIGHT
THOUSAND THREE HUNDRED AND FORTY
FOUR ONLY) OUTSTANDING AS ON
04.04.2025 WITH FURTHER INTEREST
APPLICABLE FROM 05.04.2025 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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: PALGHAR

DATE: 18.04.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**