

**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: : ZONE II, FOURTH FLOOR, INFINITY IT PARK, GEN. A K. VAIDYA MARG, OFF WESTERN EXPRESS HIGHWAY, GOREGAON ( EAST ), MUMBAI 400097****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 AND CO BORRWER 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** SECURED CREDITOR ON 17.03.2025 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ICICI 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 FLAT NO. 3, GROUND FLOOR, CHINTAMANI APARTMENT (SUBH SAI ASHISH APARTMENT) ADMEASURING 375 SQ.FT SITUATED AT HENDRA PADA, NEAR PARMESHWAR APARTMENT, VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE, BADLAPUR (W) SITUATED AT N.A PLOT OF LAND, BEARING PLOT NO.6, SURVEY NO. 64, HISSA NO. 9/1 (PART), ADMEASURING AREA ABOUT 395 SQ. YARDS, EQUIVALENT TO 330.2 SQ. MTRS LYING AND SITUATED AT VILLAGE KULGAON BADLAPUR TAL AMBERNATH, DIST THANE, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL COUNCIL AND WITHIN THE JURISDICTION OF SUB REGISTRATION ULHASNAGAR AND REGISTRATION DISTRICT THANE AND BOUNDED AS FOLLOWS: EAST: OPEN LAND, WEST: 20’ ROAD, SOUTH: 30” ROAD, NORTH: PLOT NO. 5.

ENCUMBRANCES: NO ENCUMBRANCES. HOWEVER THE THIRD PARTY HAD MOVED REGULAR CIVIL SUIT NO. 60/2016 BEFORE ULHASNAGAR CIVIL COURT, WHICH CAME TO BE DISMISSED BY THE HON’BLE COURT AND TO THE KNOWLEDGE OF THE BANK NO APPEAL IS FILED ON THE SAID DISMISSED ORDER TILL DATE. THIRD PARTY HAD ALSO FILED IA (STAMP NO. 9310/2025 IN WRIT PETITION NO 2157/2025 FILED BY THE BANK IN BOMBAY HIGH COURT AND BOTH THE IA AND WRIT PETITION HAS BEEN DISPOSED OFF. THERE IS NO STAY ON SALE OF THE PROPERTY BY ANY COURT OF LAW OR TRIBUNAL IN ANY PROCEEDINGS AS ON DATE.

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
1.MR. CHANDRAKANT CHIRMULE 2. MRS. ASHA CHANDRAKANT CHIRMULE W/O MR. CHANDRAKANT CHIRMULE  BOTH AT BUILDING-81, R-2244, 2 <sup>ND</sup> FLOOR, KANWAR NAGAR-2, VIKHROLI (E) MUMBAI- 400083  <b>ALSO AT:</b>	1) E-AUCTION DATE :- 09.07.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES  2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 08.07.2025 UP TO 6:00 P.M. (IST.)  3.) DATE OF INSPECTION: 21.06.2025, 28.06.2025 AND 05.07.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)	1. RS. 9,00,000/- ( RUPEES NINE LAKHS ONLY ) 2. RS. 90,000 /- (RUPEES. NINETY THOUSAND ONLY ) 3. BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) ABOVE RESERVE PRICE FROM INITIATION & IN SUCH MULTIPLES FOR EACH

<p>FLAT NO.3, GROUND FLOOR, CHINTAMANI APARTMENT (SUBH SAI ASHISH APARTMENT), HENDRE PADA, NEAR PARMESHWAR APT, VILLAGE KULGAON, TAL, AMBERNATH, DIST. THANE BADLAPUR (W)-421503</p> <p>LOAN NO. LBMUM00000960098</p> <p>RS. 24,23,728/- (RUPEES TWENTY FOUR LAKHS TWENTY THREE THOUSAND SEVEN HUNDRED TWENTY EIGHT ONLY) OUTSTANDING AS ON 27.05.2025 WITH FURTHER INTEREST @ 2% PER MONTH APPLICABLE FROM 28.05.2025 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>FLAT WHETHER SOLE BIDDING OR COMPETITIVE BIDDING</p>
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED PAYABLE AT MUMBAI OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED” RAR170116 AND IFSC CODE- KKBK0000631, BRANCH KALINA, MUMBAI, BRANCH CODE 0641.

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 WAY OF SALE THROUGH PUBLIC E – AUCTION OR PRIVATE TREATY AT THE DISCRETION OF THE SECURED CREDITOR.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. ALIF MOBHANI (MOB NO.+919082200988), MR. VIJAY SONAWANE (MOB 9987474219), MRS, BRAHMI CHITTUR (MOB 9819696024) & MR. SANJAY CHAVAN (MOB NO +918655312059.** BIDDER MAY ALSO CONTACT **THE HELPLINE NO. (+91-9152219751)** 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 WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON **[HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)**

**PLACE: THANE**

**DATE: 28.05.2025**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**