kotak

Kotak Mahindra Bank

Registered/Speed Post

Dated: 25.08.2025

1. M/s Allwyn Alloys Pvt Ltd.	**(Borrower)**
2. Mr. Zaheer K Dhanani	**(Personal Guarantor)**
3. Mr. Khairunnisa N Noorani	**(Personal Guarantor)**
4. Mrs. Habiba Karim Dhanani	**(Personal Guarantor)**
5. Mr. Karim Dhanani	**(Personal Guarantor)**

All At:
C-203, Blue Heaven CHS Ltd.,
Rebello Road, Bandra (West), Mumbai-400 050

All Also At:
D-102, Blue Heaven CHS Ltd.,
Rebello Road, Bandra (West), Mumbai-400 050

All Also At:
1702, Bhaktani Heights, Off Yari Road,
Panchmarg, Andheri (W), Mumbai-400 061

All Also At:
Room No. 8, 1st Floor, Shah Arcade,
Quary Road, Malad (East), Mumbai 400 097
Email id – zaheerdhanani@hotmail.com

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **25.02.2011** issued by State Bank of India (hereinafter referred to as "**SBI**") under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), related to Loan Account No. 33721886641 wherein SBI had called upon you to pay the dues of **Rs.5,24,37,664.49/- (Rupees Five Crore Twenty Four Lakh Thirty Seven Thousand Six Hundred Sixty Four and Forty Nine Paisa Only)** due and payable as of **31.01.2011** along with future interest, cost and charges applicable from **01.02.2011** until payment in full (hereinafter referred as the "Outstanding Amount") and payable by you all under the facilities granted by SBI within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.

2. 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 SBI has taken possession of the property described herein below in Annexure "A" (and referred hereinafter as "Secured Asset") on 03.10.2011 under the SARFAESI Act and in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rules 8 & 9.

3. SBI has vide an assignment agreement dated **26.03.2025** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of Kotak Mahindra Bank Limited (hereinafter called KMBL/The Bank) along with all its rights, title, interests, benefits in the

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facilities granted by SBI with other incidental right thereto including the assignment of the said facilities 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 the outstanding amount pertaining to above said account(s) is now vested with The Bank.

4. That 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.2,00,00,000/- (Rupees Two Crore Only).

5. Hence, for recovering its legal dues, the Bank, is now proposing to invite tender/conduct auction of secured asset on the reserve price of Rs.2,00,00,000/- (Rupees Two Crore Only) below which the said secured asset as mentioned in Annexure "A" will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.

6. 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.5,24,37,664.49/- (Rupees Five Crore Twenty Four Lakh Thirty Seven Thousand Six Hundred Sixty Four and Forty Nine Paisa Only)** due and payable as of **31.01.2011** 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.

7. 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	30.09.2025
2	TIME OF AUCTION	12:00 PM TO 1:00 pm with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	27.09.2025 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, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400098
5	MODE OF AUCTION	E-auction through website

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8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 30 (thirty) days for sale of the said secured asset.

9. 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.

10. The Borrower's attention is also invited to the Provisions of the subsection 8 of section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset(s).

11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Kshitij Anant (Mob No. +918104111965), Mr. Anuj Bhasin, Mob No +91 9726417250), Mr. Pankaj Rai (Mob No. +917768003567), Mr. Agnel Pillai (Mob No. +918976929685), Mr. Rajender Dahiya (Mob No. +918448264515) 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

KOTAK MAHINDRA BANK LTD.

Authorized Officer

ANNEXURE – "A"

Name of the Borrower, Guarantor & Loan Account No.	
Name of the borrower & guarantors	M/s Allwyn Alloys Pvt Ltd. Mr. Zaheer K Dhanani Mr. Khairunnisa N Noorani Mrs. Habiba Karim Dhanani Mr. Karim Dhanani
Loan account no.	33721886641

Amount outstanding

Rs.5,24,37,664.49/- (Rupees Five Crore Twenty Four Lakh Thirty Seven Thousand Six Hundred Sixty Four and Forty Nine Paisa Only) as on 31.01.2011 with further interest applicable from 01.02.2011 along with all cost, charges & expenses until payment in full.

Description of the Mortgaged property

Flat No. C/203, in Blue Heaven CHS, Rebello Road, Bandra (W), Mumbai 400 050, having Registration No. BOM/HSG/HW/6776/13-12-1982" having built up area at 610 sqft.

Name of the Mortgagor: Zaheer Karim Dhanani, Habiba Karim Dhanani and Karim Ali Mohammed Dhanani

Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.2,00,00,000/- (Rupees Two Crores Only)
EMD:	Rs.20,00,000/- (Rupees Twenty Lakhs Only)

List of Encumbrance (if any):

- Society Dues of Rs 1,73,386/- as on July 2025.

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