

**SALE OF ASSET- PRIVATE TREATY**

**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-2 NYATI UNITREE, 4TH FLOOR,YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

IN THE EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 RULE 8 (5) & RULE 8 (8) READ WITH PROVISO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002, "BY WAY OF "PRIVATE TREATY"

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTIES MORTGAGED/CHARGED TO THE SECURED CREDITOR – KOTAK MAHINDRA BANK LTD. (KMBL), THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORIZED OFFICER OF KMBL ON 28.02.2022, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOAN LIMITED, AND FOR RECOVERY OF RS. 22,17,868/- HAD BEEN LAST PUT ON E-AUCTION BY FIXING RESERVE PRICE OF RS. 16,00,000/- (RUPEES SIXTEEN LAKH ONLY) FOR MORTGAGED PROPERTY, ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON 31.01.2023 AND 6.12.2022 , WHICH FAILED FOR WANT OF BIDDERS. THE SAID SECURED ASSET IS NOW BEING SOLD BY WAY OF PRIVATE TREATY AT THE SAME PRICEAS THE RESERVE PRICE I.E. RS. 16,00,000/- (RUPEES SIXTEEN LAKH ONLY) ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES OF RS 22,54,052/-(RUPEES TWENTY TWO LAKH FIFTY FOUR THOUSAND FIFTY TWO ONLY ) AS OF 22.2.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 23.2.2023 TILL REALIZATION THEREOF UNDER THE LOAN ACCOUNT NO. LNPUN00615-160000246, DUE TO KMBL FROM BORROWERS MR. AASHIF SHAIKH & MRS. RIHANA AASHIF SHAIKH.

CONSIDERING THE RESERVE PRICE OF RS. 16,00,000/- (RUPEES SIXTEEN LAKH ONLY) FOR PROPERTY MENTIONED AT BELOW HEREINBELOW, INTERESTED BUYERS FROM THE GENERAL PUBLIC ARE HEREBY INVITED TO SUBMIT THEIR OFFERS ABOVE RESERVE PRICE IN SEALED ENVELOPE CONTAINING DD OF 10% AMT. OF OFFER PRICE IN FAVOUR OF KOTAK MAHINDRA BANK LTD. PAYABLE AT PUNE ON OR BEFORE **13.03.2023 TIME TILL 5 P.M.** 10% OF OFFER OF SALE PRICE CAN ALSO BE REMIITED IN THROUGH NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT PUNE OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.

SEALED ENVELOPE CONTAINING OFFER/S SHALL BE OPENED ON NEXT WORKING DAY OF CLOSURE DATE AT 11 A.M IN PRESENCE OF ALL PERSONS WHO HAD FURNISHED OFFERS.

IF THERE ARE MORE THAN ONE OFFER RECEIVED THEN AO RESERVES HIS RIGHT TO CONDUCT INTER-SE BIDDING AMONG THE PERSONS WHO HAVE SUBMITTED THE OFFERS.

SEALED ENVELOPE CONTAINING OFFER OF SALE AND DD OF 10% OF OFFER PRICE SHOULD BE SUBMITTED TO AO AT HIS OFFICE ADDRESS KOTAK MAHINDRA BANK LTD| ZONE-2 NYATI UNITREE, 4TH FLOOR,YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006

ENVELOPE/OFFER NOT CONTAINING DD OF 10% OF OFFER PRICE SHALL NOT BE CONSIDERED/ENTERTAINED UNDER ANY CIRCUMSTANCES

IF ONLY ONE OFFER IS RECEIVED THEN ACCEPTANCE OR DENIAL OF SUCH OFFER SHALL BE AT SOLE DISCRETION OF AO.

IN CASE OF ACCEPTANCE OF OFFER ,TERMS/PERIOD OF PAYMENT OF ENTIRE AGREED SALE PRICE SHALL BE MUTUALLY AGREED BETWEEN ACCEPTED BUYER AND AO AS STIPULATED IN SARFAESI ACT

BORROWER/S & GUARANTOR/S NAME & ADDRESS	DESCRIPTION OF PROPERTIES	RESERVE PRICE
1. MR. AASHIF SHAIKH (BORROWER)	Postal Address:- FLAT NO 05 3RD FLOOR B WING, GURUDEV DATTA APARTMENT NEAR NAWALE,	RESERVE PRICE RS. 16,00,000/- (RUPEES SIXTEEN LAKH ONLY)

<p><b>2. MRS. RIHANA AASHIF SHAIKH (CO- BORROWER)</b></p> <p><b>BOTH AT:</b></p> <p>MORE SHRAMIK VASAHAAT, PAUD ROAD KOTHRUD, MAMASAHEB MOHOL COLLAGE, PUNE, PUNE, MAHARASHTRA – 410501</p> <p><b>LOAN ACCOUNT NO.</b> LNPUN00615-160000246</p> <p><b>TOTAL OUTSTANDING: RS 22,54,052/- (RUPEES TWENTY TWO LAKH FIFTY FOUR THOUSAND FIFTY TWO ONLY ) AS OF 22.2.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 23.2.2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES..</b></p>	<p>HOSPITAL NARHE PUNE, PUNE, MAHARASHTRA – 411041</p> <p><b>MOREFULLY DESCRIBED AS:</b></p> <p>ALL THAT PIECE AND PARCEL OF FLAT NO 05 3RD FLOOR B WING, GURUDEV DATTA APARTMENT NEAR NAWADE, HOSPITAL NARHE PUNE, PUNE, MAHARASHTRA – 411041.</p>	<p>EMD: RS. 1,60,000/- (RUPEES ONE LAKH SIXTY THOUSAND ONLY)</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 PUNE OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSET UNDER SALE, BIDDER MAY CONTACT **MR. VIKASH SINGH (+8669189048), MR. GURPAL SINGH (+91 8976898212) , MR. NILESH S. DESAI (+91 9822501623) & MR. RAJENDER DAHIYA (+91 8448264515).**

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 KMBL’S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE:** PUNE  
**DATE:-** .....

**AUTHORIZED OFFICER**  
**KOTAK MAHINDRA BANK LIMITED**

