

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: : 5TH FLOOR, ADMAS PLAZA, BEHIND HARE KRISHNA HOTEL CST ROAD KALINA, 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 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 GUARANTOR (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 ON **27.12.2022** AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED TO KOTAK MAHINDRA 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

POSTAL ADDRESS:- FLAT NO.202 2ND FLOOR, WING I-1,ROYAL MEADOWS, VILLAGE KOPROLI TALUKA, PANVEL DIST RAIGAD-410206

MORE PARTICULARLY DESCRIBED AS:- ALL THAT PIECE AND PARCEL OF FLAT NO.202 ADMEASURING ABOUT 67.76 SQ MTRS. CARPET AREA ANNEXED THERETO, ON THE SECOND FLOOR IN WING-I ONE TOGETHER WITH COMMON AREA AND FACILITIES APPURTENANT THERETO IN BUILDING ROYAL MEADOWS SITUATED ON LAND BUILDING SURVEY NO.26, HISSA NO.1, SURVEY NO.26, HISSA NO.2, SURVEY NO.27, HISSA NO.2D & SURVEY NO.27, HISSA NO.2E SITUATED AT VILLAGE KOPROLI TALUKA PANVEL DIST. RAIGAD COMPRISING OF 3 BEDROOMS+HALL+KITCHEN+3 BATHROOM (WITH WC) BUILDING CONSISTS OF PART STILT PLUS 3 & GROUND UPPER 2 (TWO) FLOOR WITHOUT LIFT.

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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>1. MR. SADAYAPPAN ATHUR RAAJU (BORROWER)</p> <p>2. MRS. MAHALAKSHMI RAJU (CO-BORROWER)</p> <p>BOTH AT: FLAT NO 701 PALM ACRES CHS BLDG, NO H 11 PRATKSHA NGR NR, MALA GARDEN SION, MUMBAI, MAHARASHTRA, - 400022</p> <p>BOTH ALSO AT: FLAT NO.202 2ND FLOOR, WING I-1, ROYAL MEADOWS, VILLAGE KOPROLI TALUKA PANVEL DIST RAIGAD-410206</p> <p>LOAN NO. 405HOP63220189, 405HSO63086253, 405TOL63086256</p>	<p>1) E-AUCTION DATE :- 14.03.2023 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 13.03.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 07.03.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE: RS. 48,00,000/- (RUPEES FORTY EIGHT LAKH ONLY)</p> <p>EMD: RS. 4,80,000/- (RUPEES FOUR LAKH EIGHTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/-- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

TOTAL OUTSTANDING: RS. 60,22,653.97/- (RUPEES SIXTY LAKH TWENTY TWO THOUSAND SIX HUNDRED FIFTY THREE AND NINETY SEVEN PAISE ONLY) AS OF 30-01-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 31-01-2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.		
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THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “**KOTAK MAHINDRA BANK LIMITED**” PAYABLE AT RAIGAD 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.

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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AGNEL PILLAI (+918976929685), MR. RATNESH MISHRA (+91 8976619063), MR. PANKAJ RAI (+91 7768003567) & 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 KOTAK MAHINDRA BANK’S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: RAIGAD

DATE:.....

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**