

**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, 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 RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

SBFC HAS ASSIGNED THE DEBT IN FAVOUR OF KOTAK MAHINDRA BANK LTD. (KMBL) VIDE ASSIGNMENT AGREEMENT DATED 14.03.2019 AND 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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON 4.9.2020, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” FOR **REALIZATION OF BANK’S DUES**.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF PREMISES/OFFICE BEARING NO.602, ADMEASURING 100.34 SQ. MTRS. BUILT UP AREA ON THE 6TH FLOOR (SIXTH FLOOR), ALONGWITH COMMON AREAS AND FACILITIES, PROPORTIONATE OF IMMEDIATE AREA ABUTTING THE MAIN DOOR AND AFTER LANDING ABUTTING THE SAID PREMISES/OFFICE, AND PRORATA RIGHT IN LIMITED COMMON AREAS AND FACILITIES I.E. TO SAY STAIRCASE, ENTRANCE HALL, LIFT, LIFT MACHINE ROOM (IF ANY), IN THE BUILDING TO BE NAMED AS KUSHWAH CHAMBERS, LYING AND BEING AT VILLAGE MAROL IN GREATER BOMBAY, BOMBAY SUBURBAN DISTRICT, TALUKA SOUTH SALSETTE IN THE REGISTRATION SUB-DISTRICT BANDRA AND BEARING SURVEY NO. 54, HISSA NO. 1A, CTS NO. 492 OF VILLAGE MAROL, ANDHERI EAST, MUMBAI-400059.

<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>
<p>MR. MOHAMMAD EESA SHEIKH S/O MOHAMMAD SHARIF, MRS. SABIHA BANU SHAIKH W/O MOHAMMAD EESA SHEIKH &amp;EMPIRE INFRADEVELOPERS PRIVATE LIMITED THROUGH ITS DIRECTOR MOHAMMAD EESA SHEIKH ALL AT: OFFICE NO. 602, 6TH FLOOR, USHWAH CHAMBERS,MAKWANA ROAD, OPPOSITE APURVA INDUSTRIAL ESTATE, MAROL, ANDHERI EAST, MUMBAI-400059</p> <p>ALL ALSO AT:-</p> <p>FLAT NO. A/205, GEORGE SHELTER CHSL, NEAR MAHAVIR &amp; DESAI HOSPITAL, OFF. CHURCH ROAD, MAROL ANDHERI EAST MUMBAI- 400059.</p> <p>ALL ALSO AT: FLAT NO. 303, 3<sup>RD</sup> FLOOR, RUSTOMJEE EVERSHINE,GLOBAL CITY, AVANUE J,</p>	<p>1) E-AUCTION DATE: <b>30.12.2020</b> BETWEEN 11:30 AM TO 12:30 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS <b>28.12.2020</b> UP TO 5:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: <b>21.12.2020</b> BETWEEN 11:00 AM TO 2:00 PM (IST)</p>	<p><b>RESERVE PRICE:</b> RS. 1,30,00,000/- (RUPEES ONE CRORE THIRTY LAKH ONLY)</p> <p><b>EARNEST MONEY DEPOSIT:</b> RS. 13,00,000/- (RUPEES THIRTEEN LAKH ONLY)</p> <p><b>BID INCREMENT –</b> RS. 1,00,000/- (RUPEES ONE LAKH ONLY) &amp; IN SUCH MULTIPLES.</p>

BUILDING NO.39, VIRAR WEST,  
MUMBAI-401303.

**LOAN NO. PR00310620 & PR00324734**

**TOTAL OUTSTANDING:** RS. 1,31,31,064.14/-  
(RUPEES ONE CRORE THIRTY ONE LAKH THIRTY ONE  
THOUSAND SIXTY FOUR AND PAISE FOURTEEN ONLY)  
AS OF 24/11/2020 WITH APPLICABLE RATE OF  
INTEREST AT THE CONTRACTUAL RATE AS PER THE  
LOAN AGREEMENT ALONG WITH ALL COST, CHARGES  
& EXPENSES UNTIL PAYMENT IN FULL..

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 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 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RAJENDER  
DAHIYA (+91 8448264515), MR. AKASH SAXENA (+91 8860001910), MR. PANKAJ RAI (+91 7768003567) AND MR. NIKKI  
KUMAR (+91 7045900551).**

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://KOTAKBANK.AUCTIONTIGER.NET](https://kotakbank.auctiontiger.net).

**PLACE: MUMBAI  
DATE: 24.11.2020**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**