

**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:** : KOTAK INFINITI, ZONE 2, 4<sup>TH</sup> FLOOR, BUILDING NO.21, INFINITY PARK, OFF WESTERN EXPRESS HIGHWAY, GENERAL A.K. VAIDYA MARG, MALAD – EAST, MUMBAI – 400 097

**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 OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON 24.05.2023 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED (CCFIL), 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. 303, “A” WING, 3<sup>RD</sup> FLOOR, “SAI CLASSIC” PALM ACRES, MULUND (E) MUMBAI-400051

MORE PARTICULARLY DESCRIBED AS:- ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.303/A ADMEASURING 693 SQ. FT. CARPET AREA ON THE 3RD FLOOR IN THE BUILDING KNOWN AS “SAI CLASSIC” SITUATE AT VILLAGE MULUND(EAST), TALUKA KURLA, DISTRICT MUMBAI SUBURBAN AND WITHIN THE LIMITS OF MUNICIPAL CORPORATION OF GREATER MUMBAI CONSTRUCTED ON A PLOT OF LAND BEARING SURVEY NO. 147 (PART) AND SITUATED AT, VILLAGE MULUND (EAST) TALUKA KURLA, DISTRICT MUMBAI SUBURBAN.

SURVEY NO.362 (PART) CORRESPONDING CTS NO. 447, 447/1 TO 50

<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><b>1A. MR. SHANTANU PARSHURAM PARAB</b> S/O MR. PARSHURAM PARAB M/S HOTEL MULUND GOMANTAK 3 MULUND ASHIRWAD ACHEME, ROAD NO. 1, MULUND (E) MUMBAI-400081</p> <p><b>ALSO AT:</b></p> <p><b>1B. MR. SHANTANU PARSHURAM PARAB</b> S/O MR. PARSHURAM PARAB 5/21, N.M JOSHI CO-OP, HOUSING SOCIETY, MULUND (E), MUMBAI-400081</p> <p><b>ALSO AT:</b></p> <p><b>1C. MR. SHANTANU PARSHURAM PARAB</b> S/O MR. PARSHURAM PARAB FLAT NO. 303, “A” WING, 3<sup>RD</sup> FLOOR, “SAI CLASSIC” PALM ACRES, MULUND (E) MUMBAI-400051</p> <p><b>2A. MRS. SHAMI PARSHURAM PARAB</b> W/O MR. SHANTANU PARSHURAM PARAB SAMNA PRESS BUILDING, VASHI, NAVI MUMBAI.</p>	<p>1) E-AUCTION DATE :- 5.9.2023 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 :- 4.9.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 12-8-2023, 19-8-2023, 26-8-2023 and 2-9-2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>RESERVE PRICE:</b> RS.1,40,00,000/- (RUPEES ONE CRORE FORTY LAKH ONLY)</p> <p><b>EMD:</b> RS.14,00,000/- (RUPEES FOURTEEN LAKH ONLY)</p> <p><b>BID INCREMENT – IN CASE OF SOLE BIDDER WITHOUT COMPETITION, THE INCREMENT WILL BE RS.10,000/-(RUPEES TEN THOUSAND ONLY) ABOVE THE RESERVE PRICE GIVEN AND IN CASE OF COMPETED AUCTION EVERY MULTIPLE INCREMENTS SINCE INITIATION, SHOULD BE OF RS.25,000 /- (RUPEES TWENTY FIVE THOUSAND ONLY)</b></p>

**ALSO AT:**

**2B. MRS. SHAMI PARSHURAM PARAB**  
W/O MR. SHANTANY PARSHURAM PARAB  
M/S HOTEL MULUND GOMANTAK  
3 MULUND ASHIRWAD ACHEME,  
ROAD NO. 1, MULUND (E) MUMBAI-400081

**ALSO AT:**

**2C. MRS. SHAMI PARSHURAM PARAB**  
W/O MR. SHANTANU PARSHURAM PARAB  
5/21, N.M JOSHI CO-OP, HOUSING SOCIETY,  
MULUND (E), MUMBAI-400081

**ALSO AT:**

**2D. MRS. SHAMI PARSHURAM PARAB**  
W/O MR. SHANTANU PARSHURAM PARAB  
FLAT NO. 303, "A" WING, 3<sup>RD</sup> FLOOR,  
"SAI CLASSIC" PALM ACRES, MULUND (E)  
MUMBAI-400051

**LOAN ACCOUNT NUMBER:** 3080547

**AMOUNT OUTSTANDING: - RS.55,39,134/- (RUPEES FIFTY  
FIVE LAKH THIRTY NINE THOUSAND ONE HUNDRED  
THIRTY FOUR ONLY) AS OF 24.07.2023 ALONG WITH  
FUTURE INTEREST APPLICABLE @18% P.A. FROM  
25.07.2023 UNTIL PAYMENT IN FULL WITH COST AND  
CHARGES.**

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 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 ASSETS UNDER SALE, BIDDER MAY CONTACT **TO MR. ALIF MOBHANI (+91 9082200988) MR. UDAYAKUMAR SHETTY (+91 9920339772), MR. AGNEL PILLAI (+91 8976929685),MS. BRAHMI CHITTUR (+91 9819696024) & 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 WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKEACTIONS.COM](https://bankeauctions.com).

**PLACE:** MUMBAI

**DATE:**.....

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

