

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: NYATI UNITREE, 4TH FLOOR,ZONE-II, PUNE-NAGAR HIGHWAY, YERWADA, PUNE-411006

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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON 27.12.2022 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMALL BUSINESS FINCREDIT INDIA PVT. LTD. (SBFC), 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:-

PROPERTY 1- HOUSE ON SR NO. 48/3/1, NEAR GANESH MANDIR, GANESH NAGAR,WADGAONSHERI, PUNE-411014

PROPERTY 2- HOUSE ON SR NO. 48/3/23, NEAR GANESH MANDIR, GANESH NAGAR,WADGAONSHERI, PUNE-411014

MORE PARTICULARLY DESCRIBED:-

PROPERTY 1-

ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY SITUATED ON SR NO- 48/3/1 WHEREIN TOTAL LAND ADMEASURING 2454 SQ.FT. OUT OF WHICH 2000 SQ.FT. WITH ALL CONSTRUCTION THEREON WITHIN VILLAGE- WADGAONSHERI TALUKA- HAVELI, DISTRICT- PUNE AND WITHIN THE JURISDICTION OF PUNE MUNICIPAL CORPORATION, PUNE

NAME OF THE MORTGAGORS: IRFAN AMIRHAMZA MULLA

PROPERTY 2-

ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY SITUATED ON SR NO- 48/3/23 (OLD- SR NO- 48/2) WHEREIN LAND ADMEASURING 1584 SQ. FT. WITH CONSTRUCTION THEREON WITHIN VILLAGE- WADGAONSHERI TALUKA- HAVELI, DISTRICT- PUNE AND WITHIN THE JURISDICTION OF PUNE MUNICIPAL CORPORATION, PUNE

NAME OF THE MORTGAGORS: AMIRHAMZA ADAM MULLA

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. IRFAN AMIRHAMZA MULLA S/O- AMIRHAMZA ADAM MULLA AT-AMAN ENTERPRISES, SURVEY NO 27/1, KHARADI INDUSTRIAL ESTATE, B/H HOTEL RELAX KHARADI,PUNE - 411014 MAHARASHTRA</p> <p>ALSO AT: IRFAN AMIRHAMZA MULLA S/O- AMIRHAMZA ADAM MULLA PROP. OF AMAN ENTERPRISES, HOUSE NO. 406, LONIKAND, TAL.HAVELI,PUNE-412307,</p> <p>2. YASMEEN MULLA W/O IRFAN AMIRHAMZA MULLA AT-AMAN ENTERPRISES, SURVEY NO 27/1, KHARADI INDUSTRIAL ESTATE,B/H HOTEL RELAX KHARADI,PUNE - 411014 MAHARASHTRA</p> <p>ALSO AT-HOUSE NO. 406, LONIKAND, TAL.HAVELI, PUNE-412307,</p>	<p>1) E-AUCTION DATE :- 13.07.2023 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:- 12.07.2023 UP TO 7:00 P.M. (IST.)</p> <p>3) DATE OF INSPECTION: 01.07.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><u>PROPERTY 1-</u></p> <p>RESERVE PRICE RS. 45,00,000/- (RUPEES FORTY FIVE LAKH ONLY)</p> <p>EMD: RS. 4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p> <p><u>PROPERTY 2-</u></p>

<p>AMIRHAMZA ADAM MULLA F/O IRFAN AMIRHAMZA MULLA AT-AMAN ENTERPRISES, SURVEY NO 27/1, KHARADI INDUSTRIAL ESTATE, B/H HOTEL RELAX KHARADI,PUNE - 411014 MAHARASHTRA</p> <p>ALSO AT-HOUSE NO. 406, LONIKAND, TAL.HAVELI, PUNE- 412307,</p> <p>LOAN NO. PR00315410</p> <p>AMOUNT OUTSTANDING :- RS. 1,17,63,200.41/- /-(RUPEES ONE CRORE SEVENTEEN LAKHS SIXTY THREE THOUSAND TWO HUNDRED AND FORTY ONE PAISE ONLY) AS OF 5.6.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 6.6.2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>RESERVE PRICE RS. 45,00,000/- (RUPEES FORTY FIVE LAKH ONLY)</p> <p>EMD: RS. 4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/-(RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</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.

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 **MS. PRIYANKA AGARWAL (+91 9850527020), 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 WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKEAUCTIONS.COM](https://bankeauctions.com)

PLACE: PUNE

DATE:.....

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**