Speed Post

Dated: 21.10.2026

1.(a) Mr. Irshad Ahmed Ansari **(Borrower)**
At:
Flat No.50, 3rd Floor, Bhoora Mahal,
Jeevan Baug, Mumbai, Thane-400612

1.(b) Mr. Irshad Ahmed Ansari
At:
FIS Diary Pvt Ltd.
B-110, Grace Plaza Shopping Centre,
S.V. Road, Jogeshwari, Mumbai– 400102

1.(c) Mr. Irshad Ahmed Ansari
At:
Flat No.701, 7th Floor, B wing,
Golden Eagle Complex, Near Golden Nest,
Golden Eagle Compound, Off Mira Bhayander Road,
Mira Road (E), District Thane 400107

2.(a) Mrs. Asiya Irshad Ansari **(Co-Borrower)**
W/o Irshad Ahmed Ansari
At:
Flat No. 50, 3rd Floor, Bhoora Mahal,
Jeevan Baug, Mumbai, Thane-400612

2.(b) Mrs. Asiya Irshad Ansari
W/o Irshad Ahmed Ansari
At:
Flat No. 701, 7th Floor, B wing,
Golden Eagle Complex, Near Golden Nest,
Golden Eagle Compound, Off Mira Bhayander Road,
Mira Road (E), Dist- Thane 400612

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **25.06.2009** issued by Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBL") under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **(hereinafter referred to as "SARFAESI Act")**, related to Loan Account No.LBMUM00000396528 wherein we had called upon you to pay the dues of **Rs.16,82,636/-Rupees Sixteen Lakh Eighty Two Thousand Six Hundred Thirty six Only)** due and payable as on **25.06.2009** along with future interest applicable @ 2 % p.m from **26.06.2009** until payment in full **(hereinafter referred as the "Outstanding Amount")** and payable by you under the facilities granted by ICICI Bank Limited (hereinafter referred to as "ICICI Bank") within 60 days from the date of the said notice. You are since then failed and neglected to pay the amount as demanded.

2. ICICI Bank has vide an assignment agreement dated **31.12.2007** ("**Assignment Agreement**") has assigned the debts due and payable by you in favour of the Bank along

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with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by the ICICI Bank with other incidental right thereto including the assignment of the said facility along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with Bank.

3. It is pertinent to note that despite the service of the above mentioned notice, you have failed to liquidate the outstanding dues and as such the Authorized officer of the Bank has taken physical possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset")** on 13.10.2025 of the said Act read with Rule 8 & 9 and in pursuance of order dated 03.03.2010 passed by Hon'ble District Magistrate, Thane under section-14 of the said SARFAESI Act and order dated 14.07.2025 and further orders passed by the Hon'ble Bombay High Court.

4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of the report of the valuer, secured asset was put on auction by KMBL on 10.03.2026 with the Reserve Price of Rs.55,00,000/-(Rupees Fifty Five Lakh Only). However, the said auction failed for want of bidders.

5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs.55,00,000/- (Rupees Fifty Five Lakh Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.

6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs.67,66,324/- (Rupees Sixty Seven Lakh Sixty Six Thousand Three Hundred Twenty Four Only)** outstanding as on **17.10.2026** with further interest applicable @ 2 % p.m. from **18.10.2026** until payment in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.

7. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	26.11.2026

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2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	25.11.2026 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, Zone-II, Fourth Floor, Infinity IT Park, Gen.A.K. Vaidya Marg, Off Western Express Highway, Goregaon (East), Mumbai-400097
5	MODE OF AUCTION	E-auction through website https://www.bankeauctions.com

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.

9. Post the expiration of the said 15 (fifteen) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.

10. The Borrower's attention is invited to the provisions of the Subsection 8 of Section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset.

11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Udaykumar Shetty (Mob No. +919920339772), Mr. Vijay Sonawane (Mob No. +91998747219) and Mrs. Brahmi Chittur (Mob No. +919819696024) and to RARD, Kotak Infiniti, Building no. 21, Infinity Park, 4th Floor, Zone 2, Gen.A.K.Vaidya Marg, Goregoan (East) Mumbai 400 097, and at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID– rard.customercare@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place/address of the Bank.

For Kotak Mahindra Bank Limited

Authorized Officer

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ANNEXURE – "A"

Name of the Borrowers & Loan Account Nos.	
Name of the borrowers	1. Mr. Irshad Ahmed Ansari 2. Asiya Irshad Ansari
Loan account no.	LBMUM00000396528

Amount outstanding

Rs. 67,66,324/- (Rupees Sixty Seven Lakh Sixty Six Thousand Three Hundred Twenty Four Only) outstanding as on 17.10.2026 with further interest applicable @ 2% p.m. from 18.10.2026 along with all cost, charges & expenses until payment in full.

Description of the Mortgaged property

All that piece and parcel of property bearing Flat No. 701, B Wing, 7th Floor in the building known as Golden Eagle Complex admeasuring 695 sq. feet super built up Area, Near Golden Nest, Mira Bhayandar Road, Mira Road (East), District Thane - 401107, Constructed on all that pieces or parcels of land bearing old survey no. 53, New Survey no.14, Hissa No.7, Admeasuring 14/1/4 Gunthas, i.e, Equivalent to 1730 sq. Yards i.e. Equivalent to 1446.7sq meter situate lying and being at village Goddeo Bhayander, Taluka and District Thane and in the Registration District and sub District of Thane.

Name of the mortgagor: Mr. Irshad Ahmed Ansari

Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.55,00,000/-(Rupees Fifty Five Lakh Only)
EMD:	Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
BID INCREEMENT	Rs. 10,000/- per multiple bids above the Reserve Price given from initiation both for sole/Competed biddings.

List of Encumbrance (if any):

NIL encumbrances. However the third party have filed Writ Petitions WP(L)/23102/2025, WP(L)/32773 of 2025 and Contempt Petition (L)/35329 in WP(L)/23102/2025 against the Bank in Hon'ble Bombay HC which was dismissed and thereafter the third party had filed SLP (C) NO. 30620/2026 in the SC against the said Bombay HC order which also came to be dismissed off.. Further the third party have also filed SA/185/2016 in DRT III, Mumbai Tribunal, Regular Civil suit no. 1435 of 2025 in Mira road City Civil Court and Misc. Civil Appeal no. 18/2026 in Thane Court which are pending for hearing, However there is no stay or restraining order against the Bank, from any Court of law or Tribunal for the sale of the secured assets.

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