



CIN No. U67120RJ1996PLC011406

Registered Office: Kogta Financial (India) Limited

S-1 Gopalbari, Near Ajmer Pulia, Opp. Metro Pillar No. 143, Jaipur - 302001, Rajasthan, India

#### APPENDIX- IV-A

[See proviso to rule 8 (5) -D]

### **SARFAESI NOTICE UNDER RULE 8 & 8(5)-D BY PRIVATE TREATY SALE**

KOGTA FINANCIAL (INDIA) LIMITED Sale Mortgage Property through Private Treaty and the reserve price & details are given in below table:

| Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor                                                                                                                                                                                                                                                                                    | Date & Amount as per Demand Notice U/s 13(2) & Date of physical Possession and amount as on (Date)                                                                                                            | Descriptions of the property/ Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Offer Price & Place of Submission of Bids and Documents                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0000206477<br>MR. ANSARI MOHAMMED GUFRAN LAL MOHAMMAD S/O MR. LAL MOHD. GARIBULLAH ANSARI (Applicant/Mortgagor)<br>EASY TEXTILES THROUGH PROPRIETOR MR. ANSARI MOHAMMED GUFRAN LAL MOHAMMAD<br>MRS. AREFA NAZM MOHAMMED GUFRAN ANSARI D/O MR. Q.S. ANSARI (Co Applicant/Mortgagor)<br>MR. SHAHEEM NAZIR PATEL S/O MR. NAZIR ALI SAHAB PATEL (Guarantor) | <b>13(2) Notice Issue Date – 14-03-2024</b><br>RS. 20,09,737/- (Rupees Twenty Lakh Nine Thousand Seven Hundred Thirty-Seven Only) as on 14.03.2024<br>Physical Possession made on 01 <sup>st</sup> March 2025 | ALL THAT PIECE AND PARCEL OF PROPERTY BEING FLAT NO. 305 ON 3RD FLOOR, AREA ADMEASURING ABOUT 700 SQ. FEET I.E. 65.05 SQ. METERS BUILT UP, BUILDING KNOWN AS "SALIM MANZIL" BEARING MUNICIPAL HOUSE NO. 556, CONSTRUCTED ON LAND LAYING, BEING AND SITUATED AT CTS NO. 4346(P), PLOT NO. 11, VILLAGE : NIZAMPURA, TALUKA : BHIWANDI, DISTRICT : THANE SITUATE WITHIN THE LIMITS OF BHIWANDI NIZAMPURA CITY MUNICIPAL CORPORATION, BHIWANDI WITHIN THE REGISTRATION DISTRICT BHIWANDI, REGISTRATION SUB – DISTRICT TALUKA : BHIWANDI AND JURISDICTION OF SUB-REGISTRAR OWNED BY MR. ANSARI MOHAMMED GUFRAN LAL MOHAMMAD AND MRS. AREFA NAZM MOHAMMED GUFRAN ANSARI AND BOUNDARIES OF THE PROPERTY AS UNDER-<br><br>TOWARDS EAST: - MOIN MASTER BUILDING, TOWARDS WEST: - ANSARI MASULLAH FLAT, TOWARDS NORTH: - PATEL NAGAR BUILDING, TOWARDS SOUTH: - FLAT NO. 306. | RS. 10,00,000/- (Rupees Ten Lakh Only)<br><br>Office No. 206, 2nd Floor, Jalaram Business Center, Ganjawala Lane, Borivali-West, Mumbai-400092, Maharashtra |

The Secured Creditor/Authorized officer has received an offer to purchase of above mentioned properties, if Borrower/Applicant have any prospective better buyer, then it is requested to send him with DD/Pay Order/Cheque of 10% of his offer amount within Fifteen Days from the date of notice and balance amount will be required to be deposited



25% of the bid/sale amount immediately but not later than the second day's working hours. The earnest money shall be adjusted towards 25% of the bid/sale amount and rest 75% Amount within Fifteen Days from the acceptance of his offer. Otherwise, the property will be sold to the offer which Secured Creditor/Authorized Officer has received, for more details, terms & conditions and further query Please contact Mr. Vikas Dubey (9987726020) & Mr. Shyam Dadhich (Mobile No.8233031000).

The borrower/guarantors/mortgagors are hereby notified to pay as per the demand notice along with up to date interest and ancillary expenses before the date of AUCTION, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 01-09-2026

Place: BORIVALI, MAHARASHTRA



Thanking You

Authorized Officer  
Kogta Financial (India) Limited