



KOTAK MAHINDRA BANK LIMITED

12-BKC, 6th Floor, Plot No. C-12, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051.
CIN NO. L65110MH1985PLC038137

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES OF ARYA BHANDAR PVT LTD. UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Whereas, State Bank of India (SBI) has assigned the debt due to it from Arya Bhandar Pvt. Ltd ("Borrower") along with the underlying securities in favour of Kotak Mahindra Bank Limited ("KMBL").

Whereas, the Authorised Officer of Kotak Mahindra Bank Limited had issued notice dated 31-1-2023 under the provisions of Section 13(2) of the SARFAESI Act and called upon the Borrower and the guarantors to pay the amounts mentioned therein, within 60 days of receipt of the said notice. The said demand was not complied with. Pursuant to the failure to pay the amount demanded, and pursuant to the assignment of debt by SBI to KMBL, the AO took physical possession of the properties as detailed herein below, after complying with the provisions of the SARFAESI Act and Rules enacted therein. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act read with the Rules therein, the undersigned has decided to sell the said properties by E-Auction.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described Immovable Properties mortgaged to KMBL, the physical possession of which has been taken by the Authorised Officer of KMBL on 11-09-2024, will now be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 12-11-2024 between 11.00 a.m. to 12.00 noon, for recovery of a sum of Rs. 81,22,61,141/- (Rupees Eighty One Crores Twenty Two Lakhs Sixty One Thousand One Hundred Forty One Only) as on 25-9-2024 with further interest thereon @ 16.50% per quarterly rests from 26-9-2024 till payment or realization, due to KMBL from the Borrower viz. Arya Bhandar Pvt. Ltd. and the Guarantors namely Mr. Deepankar Ghosh and Mrs. Arati Ghosh.

Sr No.	Name of Borrower/ Mortgagor	Description of Immovable and movable properties put for auction (Secured Asset)	Last date for Bid Submission	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	Encumbrances
1.	Mr. Arya Bhandar Pvt Ltd .	All that Residential Flat being Flat No.1 A, Singhi Castle, 9A, Gariahat Road Kolkata - Super built up area 1456 sq.ft Carpet area 1040 Sq.ft	11-11-2024 till 5.00 p.m.	1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only)	11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	Not known
2.	Mr. Arya Bhandar Pvt Ltd .	All that Residential Flat No.1B, Singhi Castle, 9A, Gariahat Road Kolkata - Super built up area 1467 Sq.ft (carpet area 1048 Sq.ft)	11-11-2024 till 5.00 p.m.	1,26,00,000/- (Rupees One crores Twenty Six lakhs Only)	12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only)	Not known

Terms & Conditions:

- The date of Inspection for Properties are fixed for 18-10-2024, both from 11.00 am to 3.00 pm.
- The auction will be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on 12-11-2024 from 11.00 a.m. to 12.00 noon. The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E auction
- The intending bidders shall hold valid E-mail id. For details with regard to E-Auction, the intending bidders may contact M/s E. Procurement Technologies Pvt. Ltd - (Auction Tiger). Mr. Ramprasad Sharma - 8000023297 Support Help Desk Number - 9265562818/ 9265562821/079-6813 6842/6869 email id: support@auctiontiger.net & ramprasad@auctiontiger.net for uploading the detailed terms and conditions and the bid documents. The bidders may contact Bank officer on 982099 0008 / 9820990050. The terms and conditions shall be binding on the bidders who participate in the bidding process. The terms and conditions and the bid documents of the said auction is also available on the website of the bank <https://www.kotak.com/en/bank-auctions.html>
- The sale is subject to the terms and conditions dated 27-9-2024 and shall be binding on the bidders.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of Account No. 8411307138, Kotak Mahindra Bank Ltd. A/c E-Auction, Malad (East) Branch, Mumbai, IFSC Code: KKBK0000646, on or before 11-11-2024 upto 5:00 p.m. and bidders shall mention the Sr. No. for which the bid is made. The duly filled bid documents along with EMD details is to be submitted online. Any bid documents submitted without depositing the EMD amount shall stand automatically rejected.
- Duly filled and signed copy of the bid documents and terms and conditions dated 27-9-2024 along with EMD details and the KYC documents are to be submitted online on the portal <https://kotakbank.auctiontiger.net>.
- The Authorised Officer has the absolute right and discretion to accept or reject any bids or adjourn/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason;
- This publication is also a notice under rule 8 (6) of Security Interest (Enforcement) Rules to the Borrower/Guarantors of the above said holding of auction sale on the above mentioned date / place if the entire outstanding dues are not paid in full before the date of e-Auction.
- It may be noted that in case of any discrepancy /inconsistency between the notices published in English and in Bengali then the contents of the notice published in English will prevail.

Place : Mumbai,
Date : 27-09-2024

Authorized Officer
Kotak Mahindra Bank Ltd.

