

**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 MAHINDRA BANK LTD.- 5<sup>TH</sup> FLOOR, ADAMAS PLAZA, 166/16, CST ROAD, KALINA, SANTACRUZ (E), MUMBAI-400098

**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 CO - BORROWER (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 (HEREINAFTER REFERRED TO AS “**THE BANK/ KMBL/SECURED CREDITOR**”) ON 08.09.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMALL BUSINESS FINCREDIT INDIA PRIVATE LIMITED TO KOTAK MAHINDRA BANK, 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**

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 401, 04<sup>TH</sup> FLOOR, IN A-2 WING, IN THE BUILDING KNOWN AS “BRAINWAVE ARCADE” SITUATED AT THE NON-AGRICULTURAL LAND SITUATED AND LYING AND BEING OF S. NO. 90, HISSA NO. 1 (PART) AREA ADMEASURING 7060 SQ. MTRS., OUT OF WHICH SALEABLE AREA IS 2/3<sup>RD</sup> SHARE OF TOTAL LAND ASST. 14-00, AT VILLAGE KATRAP, TAL- AMBERNATH, DISTRICT THANE, WITHIN LOCAL LIMITS OF KULGAON BADLAPUR MUNICIPAL COUNCIL.

PROPERTY BOUNDED AS:

EAST: PLOT NO. S. NO. 90 H. NO.3 & PLOT OF S. NO. 92 (PART)

WEST: PLOT NO. S. NO. 89 (PART) & PLOT OF S. NO. 88 (PART)

NORTH: PLOT NO. S. NO. 90 H. NO. 3

SOUTH: PLOT NO. S. NO. 91

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	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p><b>1. MR. BHOPAT RAOJI VAGHELA (BORROWER) S/O MR. RAOJI VAGHELA</b></p>	<p>1) E-AUCTION DATE :- 06.11.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p>	<p>RESERVE PRICE RS. 26,00,000/- (RUPEES TWENTY SIX LAKH ONLY)</p>
<p><b>2. MRS. RAMABEN BHOPAT VAGHELA (CO-BORROWER) W/O MR. BHOPAT VAGHELA</b></p>	<p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 05.11.2024 UP TO 6:00 P.M. (IST.)</p>	<p>EMD: RS. 2,60,000/- (RUPEES TWO LAKH SIXTY THOUSAND ONLY)</p>
<p><b>3. MR. CHAMANLAL BHOPAT VAGHELA (CO-BORROWER) S/O MR. BHOPAT VAGHELA</b></p>	<p>3.) DATE OF INSPECTION:- 30.10.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p>
<p><b>4. MR. SHAILESH BHOPAT VAGHELA (CO-BORROWER) S/O MR. BHOPAT VAGHELA ALL AT: BLOCK NO. 3, 2<sup>ND</sup> FLOOR, SHREYAS APARTMENT,</b></p>		

PLOT NO. 269 KANSAI SECTION  
AMBERNATH (E), THANE-421501

**ALL ALSO AT:**

FLAT NO. 401, 4<sup>TH</sup> FLOOR,  
BUILDING NO. A-2, BRAINWAVE  
NO. A-2, BRAINWAVE, PRASAD  
RESIDENCY CHSL, VILLAGE  
KATRAP AMBERNATH  
BADLAPUR ROAD, BADLAPUR  
EAST, THANE- 421507.

**ALL ALSO AT:**

PLOT NO. 269, 3<sup>RD</sup> FLOOR,  
SHREYASH APARTMENT,  
NEAR 3 TAYRE RICKSHAW  
STAND, AMBERNATH  
THANE (E) – 421501.

LOAN ACCOUNT NO. PR00435916

TOTAL OUTSTANDING: **RS. 43,72,282.99 /-**  
**(RUPEES FORTY THREE LAKH SEVENTY TWO  
THOUSAND TWO HUNDRED EIGHTY TWO AND  
NINETY NINE PAISA ONLY)** OUTSTANDING AS  
ON 18.10.2024 WITH FURTHER INTEREST  
APPLICABLE FROM 19.10.2024 ALONG WITH  
ALL COST, CHARGES & EXPENSES 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 **RAR14081052** AND IFSC CODE- **KKBK0000631** , BRANCH KALINA 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 PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. RUPESH PRADIP PAWAR (MOB NO. +918097895337)**. **BIDDER MAY ALSO CONTACT THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS.**

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’S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE: THANE**

**DATE: 23.10.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**