

**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 LIMITED-** 5<sup>TH</sup> FLOOR ,ADAMAS PLAZA 166/16 CST ROAD KALINA SANTACRUZ EAST MUMBAI MAHARASHTRA,- 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 GUARANTOR (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 "KMBL") ON 07.03.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY FULLERTON INDIA HOME FINANCE COMPANY LTD 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.102, A-WING, 1<sup>ST</sup> FLOOR, BUILDING NO.4, AREA ADMEASURING ABOUT 550 SQ.FT. BUILT UP PLUS ADJOINING TERRACE AREA OF 360 SQ.FT. SITUATE, LYING AND BEING AT BEARING TIKKA NO.11 C.T.S NO. 815 TO 821 SR.NO. 15 PART, KNOWN AS ADARSH NAGAR BUILDING NO.4 CO-OPERATIVE HOUSING SOCIETY LIMITED IN THE REVENUE VILLAGE OF PANCHPAKHADI PREVIOUSLY KNOWN AS KOLBAD, IN THE DISTRICT THANE( W) AND WITHIN THE JURISDICTION SUB-REGISTRAR OF ASSURANCE AT THANE (W) -400601.

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
<b>1. MR. KUNAL PADMAKAR VISPUTE (BORROWER) S/O MR. PADMAKAR JAGANNATH VISPUTE</b>	1) E-AUCTION DATE :- 10.07.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES	RESERVE PRICE RS- 75,00,000/- (RUPEES SEVENTY FIVE LAKH ONLY)
<b>2. MRS. CHITRA PADMAKAR VISPUTE (CO-BORROWER) W/O MR. PADMAKAR JAGANNATH VISPUTE</b>	2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 09.07.2024 UP TO 5:00 P.M. (IST.)	EMD: RS. 7,50,000/- (RUPEES SEVEN LAKH FIFTY THOUSAND ONLY)
<b>3. MR. PADMAKAR JAGANNATH VISPUTE</b>	3.) DATE OF INSPECTION:- 27.06.2024 and 03.07.2024 BETWEEN 11:00 AM TO 4:00 PM (IST)	BID INCREMENT – RS. 10,000/- (RUPEES FIFTY THOUSAND ONLY) & IN SUCH MULTIPLES.
<b>4. (CO-BORROWER) S/O MR. JAGANNATH GANPAT VISPUTE</b>  <b>5. M/S PADMAKAR ARTS (CO-BORROWER) THROUGH ITS PROPRIETOR MR. KUNAL PADMAKAR VISPUTE AT: SHOP NO.104, MINATAI THAKARE MARKET, SAVATA NAGAR, CIDCO, NEAR DIVYA ADLABS, NASHIK, MAHARASHTRA- 422008</b>		

**ALL AT:**

N-41, JA 3-5/3, SAWATA NAGAR,  
NEAR GANPATI MANDIR, SAIBABA  
CHOWK, NASHIK, MAHARASHTRA-  
422008

**ALL ALSO AT:**

FLAT NO.102, BUILDING NO.4,  
ADARSH NAGAR, RUNWAL NAGAR  
ROAD, OPPOSITE THAKKER SUPER  
MARKET, KOLBAD, THANE (W)  
MAHARASHTRA- 400601

LOAN ACCOUNT NO. 602007210596542

TOTAL OUTSTANDING: RS.96,63,910/- (RUPEES  
NINETY SIX LAKH SIXTY THREE THOUSAND  
NINE HUNDRED AND TEN ONLY)  
OUTSTANDING AS ON 28.05.2024 WITH  
FURTHER INTEREST APPLICABLE FROM  
29.05.2024 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 **RAR22194476** 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. SHANTANU NAYSE (+91 7208050735) & MR. ANUJ BHISEN (+91 9726417250)**. **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: 05.06.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**

