

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.- 5TH FLOOR ADMAS PLAZA, 166/16, CST ROAD, KALINA, SANTACRUZ EAST, 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 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 20.07.2023 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY **KARVY FINANCIAL SERVICES 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. 601, A-WING ON 6TH FLOOR, AREA ADMEASURING 675 SQ. FT., BUILT UP AREA (INCLUDING COMMON AREAS) IN BUILDING KNOWN AS “LODHA VIHAR” SITUATED AT LODHA VIHAR, BHOPAR VILLAGE, DOMBIVLI (EAST), OUT OF THE LAND BEARING SURVEY NO. 37/15 ADMEASURING 3590 SQ. MTRS., AT MOUJE BHOPAR TALUKA KALYAN DISTRICT THANE WITHIN THE LIMITS OF GRAMPANCHAYAT AND WITHIN THE REGISTRATION DISTRICT AND SUB. REGISTRATION DISTRICT KALYAN. BOUNDED AS: EAST: WING B, WEST: WING F, NORTH: WING E, SOUTH: LODHA VIHAR ROAD.

| 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>1. Mr. Pravin Kumar Jagannath Chaudhary (Borrower) S/o Mr. Jagannath Chaudhary</p> <p>2. Mrs. Seema Pravin Kumar Chaudhary (Co-Borrower) W/o Mr. Pravin Jagannath Chaudhary</p> <p>Both Also At: Kaleshwar Apartment, Gujrati Bangla, R. No. 202, Shahpur, Thane-421601</p> <p>3. Jai Matajee & Company (Co-Borrower) Through its Partners and Authorized Signatory Mr. Pravin Kumar Jagannath Chaudhary</p> | <p>1) E-AUCTION DATE :- 08.08.2024 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 07.08.2024 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 27.07.2024. BETWEEN 11:00 AM TO 4:00 PM (IST)</p> | <p>RESERVE PRICE Rs. 32,00,000/- (Rupees Thirty Two Lakh Only)</p> <p>EMD: Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p> |

All At:

Flat No. 601, 6th Floor, A-Wing, Lodha Vihar, Manpada Road, Sandap Village, Dombivli (E), Thane- 421203

All Also At:

Flat No.22, Amit Estate, Lokhanwala Complex, Near Sainath Point Hotel, Andheri East, Mumbai- 400053

LOAN ACCOUNT NO. **PR00415971**

TOTAL OUTSTANDING: Rs. 49,82,157.92/- (Rupees Forty Nine Lakh Eighty Two Thousand One Hundred Fifty Seven and Ninety Two Paise Only) OUTSTANDING AS ON 15.07.2024 WITH FURTHER INTEREST APPLICABLE FROM 16.07.2024 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 **RAR14082100** 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. AGNEL PILLAI (+91 8976929685)**, **MR. RUPESH PRADIP PAWAR (+91 8655878865)**. **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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: THANE

DATE: 22.07.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**

This is a Confidential document.