

**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- NYATI UNITREE, 4TH FLOOR, ZONE-2 YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006.****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 16.03.2021 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOAN LIMITED TO KOTAK MAHINDRA BANK LIMITED, 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 LAND SITUATED AT GAT NO. 1717 AREA ADMEASURING 1 HECTARE 46 AAR AND ADDITIONAL POTKHARABA 0 HECTARE 01 AAR, TOTAL AREA ADMEASURING 1 HECTARE 47 AAR, OUT OF WHICH PURCHASED LAND ADMEASURING 0 HECTARE 11 AAR I.E., (11,000 SQ.FT) AND CONSTRUCTED THEREON IN THE VILLAGE- LONI KALBHOR, ZILLA PARISHAD- PUNE, TALUKA-PANCHAYAT SAMITI HAVELI, DISTRICT-PUNE.

PROPERTY BOUNDED AS:

EAST: ROAD AND CANAL

SOUTH: PROPERTY OF TUSHAR ANANTRAO KALBHOR

WEST: PROPERTY OF CHUGERA

NORTH: PROPERTY OF SINDHU KATAKE

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. M/S SARDA OIL MILL (BORROWER) THROUGH ITS PROPRIETOR MR. SARDA BHARAT RAMNIWAS</b></p> <p><b>2. MR. BHARAT RAMNIWAS SARDA (CO-BORROWER) S/O MR. RAMNIVAS SARDA 1 &amp; 2 AT:</b> GAT NO.756 A, KADAM WAK WASTI, NEAR MIT COLLEGE, LONIKALBHOR, SOLAPUR ROAD, PUNE, MAHARASHTRA-412201</p>	<p>1) E-AUCTION DATE:- 02.04.2025 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:- 01.04.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 28.03.2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.61,00,000/- (RUPEES SIXTY ONE LAKH ONLY)</p> <p>EMD: RS.6,10,000/- (RUPEES SIX LAKH TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS.25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) &amp; IN</p>

<p><b>3. MRS. SARDA YOGITA BHARAT (CO-BORROWER) W/O MR. BHARAT RAMNIVAS SARDA ALL AT: GAT NO.4/385, NEAR NEHARU CHOWK, NEAR GRAMPANCHAYAT BUILDING, NEAR GANESH TEMPLE, LONI KALBHOR, TALUKA-HAVELI, DISTRICT PUNE-412201</b></p> <p>LOAN ACCOUNT NO. <b>LNPUN00615-160000432</b></p> <p>TOTAL OUTSTANDING: <b>RS.1,85,95,690/- (RUPEES ONE CRORE EIGHTY FIVE LAKH NINETY FIVE THOUSAND SIX HUNDRED AND NINETY ONLY)</b></p> <p>OUTSTANDING AS ON 10.03.2025 WITH FURTHER INTEREST APPLICABLE FROM 11.03.2025 ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		SUCH MULTIPLES.
<p>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 <b>RAR14084289</b> AND IFSC CODE- KKBK0000631, BRANCH KALINA POINT MUMBAI, BRANCH CODE 0641.</p> <p>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.</p> <p>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.</p> <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT <b>THE BANK’S IVR NO. (+91-9152219751) FOR CLARIFICATIONS. BIDDER MAY ALSO CONTACT MR. PRALHAD GHAGARE (+91 9518712716), MRS. PRIYANKA AGARWAL MOB NO +919850527020) &amp; MR. SANJAY CHAVAN (MOB NO. +918655312059) FOR CLARIFICATIONS.</b></p> <p>FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK <a href="https://www.kotak.com/en/bank-auctions.html">HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML</a> PROVIDED IN KOTAK MAHINDRA BANK’S WEBSITE I.E. <a href="http://WWW.KOTAK.COM">WWW.KOTAK.COM</a> AND/OR ON <a href="https://bankauctions.in/">HTTPS://BANKAUCTIONS.IN/</a></p> <p><b>PLACE: PUNE</b></p> <p style="text-align: right;"><b>AUTHORIZED OFFICER</b></p>		

**DATE: 24.03.2025**

**KOTAK MAHINDRA BANK LIMITED**