

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.,- KOTAK INFINITI, ZONE 2, 4TH FLOOR, BUILDING NO.21, INFINITY PARK, OFF WESTERN EXPRESS HIGHWAY, GENERAL A.K. VAIDYA MARG, MALAD – EAST, MUMBAI –400 097

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 20.12.2024 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 PROPERTY BEARING FLAT NO.3002, 30TH FLOOR, B- WING, AREA ADMEASURING 119.35 SQ.MTRS IN METROPOLIS BUILDING, ALONG WITH TWO CAR PARKING SPACE NOS. MPB3LOB103 AND MPB3UB104 AT JAY PRAKASH ROAD, FOUR BUNGALOWS, SITUATED AT CTS NO. 866 (NEW CTS NO. 866A, 866B, 866C & 866D), SITUATED AT VILLAGE AMBIVALI, ANDHERI (WEST), MUMBAI 400053.

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. M/S SHRISHTI PETROLIUM THROUGH ITS PROPRIETORIX MRS. SADHANA BHARAT RAI</p> <p>2. MRS. SADHANA BHARAT RAI</p> <p>3. MR. BHARAT BHUVAL P RAI</p> <p>4. M/S B.R. BAZAR THROUGH ITS PROPRIETOR MR. BHARAT BHUVAL RAI</p> <p>ALL AT: GUT NO.44, NH-17,CHINCHGAR, PEN, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA-402107</p> <p>ALL AT:</p>	<p>1) E-AUCTION DATE :- 07.03.2025 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:- 06.03.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 08.02.2025, 15.02.2025, 22.02.2025 and 01-03-2025 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.4,00,00,000/- (RUPEES FOUR CRORE ONLY)</p> <p>EMD: RS.40,00,000/- (RUPEES FORTY LAKH ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

FLAT NO.3002, B WING,
METROPOLIS, JP ROAD,
4 BUNGLOWS, ANDHERI(W)
MUMBAI, MAHARASHTRA-
400053

ALL ALSO AT:

PLOT NO. 74, A-14, 4TH FLOOR,
MAZDOCKS APARTMENTS,
SEVEN BUNGALOWS, J.P.
ROAD, ABOVE BANK OF
MAHARASHTRA, ANDHERI (W)
MUMBAI- 400061

ALL ALSO AT:

GALA, GROUND FLOOR,
PRIME HERITAGE BUILDING,
GODAVARI NAGAR,
CHINHPADA ROAD, PEN,
RAIGAD, MAHARASHTRA-
402107

LOAN ACCOUNT NO.
LNMUM00215160000348

TOTAL OUTSTANDING: RS.6,21,64,997/-
(RUPEES SIX CRORE TWENTY ONE LAKH
SIXTY FOUR THOUSAND NINE HUNDRED
AND NINETY SEVEN ONLY) OUTSTANDING
AS ON 21.01.2025 WITH FURTHER INTEREST
APPLICABLE FROM 22.01.2025 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 **RAR16792099** 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. ALIF MOBHANI (MOB NO.+919082200988), MR. VIJAY SONAWANE (MOB**

NO.+919987474219), MRS, BRAHMI CHITTUR (MOB NO.+919819696024) & MR. SANJAY CHAVAN (MOB NO +918655312059). 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> PROVIDED IN KOTAK MAHINDRA BANK'S
WEBSITE I.E. <WWW.KOTAK.COM> AND/OR ON <HTTPS://BANKAUCTIONS.IN/>

PLACE: ANDHERI (WEST), MUMBAI

DATE: 28.01.2025

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**