

SALE OF ASSET- PRIVATE TREATY

**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 INFINITI, INFINITY PARK, BUILDING NO.21, 4<sup>TH</sup> FLOOR, ZONE 2, OFF WESTERN EXPRESS HIGHWAY, GEN A.K.VAIDYA MARG, MALAD (EAST) MUMBAI 400 097

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

IN THE EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 RULE 8 (5), RULE 8(8) AND RULE 9(1) READ WITH IT PROVISIO OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002, "BY WAY OF **"PRIVATE TREATY"**

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTIES MORTGAGED/CHARGED TO THE SECURED CREDITOR – KOTAK MAHINDRA BANK LTD. (KMBL), THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORIZED OFFICER OF KMBL ON 29.04.2017, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY ICICI BANK LIMITED, AND FOR RECOVERY OF RS. 31,44,863/- (RUPEES THIRTY ONE LAKHS FOURTY FOUR THOUSAND EIGHT HUNDRED SIXTY THREE ONLY) as on 05-03-2024 HAD BEEN LAST PUT ON E-AUCTION BY FIXING RESERVE PRICE OF **RS.8,00,000/- (RUPEES EIGHT LAKHS ONLY)** FOR MORTGAGED PROPERTY, ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON 12.11.2021, WHICH FAILED TO MATERIALIZE. PURSUANT TO OFFER RECEIVED FROM A BIDDER, THE SAID SECURED ASSET IS NOW BEING SOLD BY WAY OF PRIVATE TREATY AT A PRICE HIGHER THAN THE RESERVE PRICE I.E. **RS.9,00,000/- (RUPEES NINE LAKH ONLY)** ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS **ON 27.03.2024, AT 12 PM TO 1 PM**, FOR REALIZATION OF **BANK'S DUES** OF RS. 31,44,863/- (RUPEES THIRTY ONE LAKHS FOURTY FOUR THOUSAND EIGHT HUNDRED SIXTY THREE ONLY) AS OF **05-03-2024** ALONG WITH FUTURE INTEREST @2% PM APPLICABLE FROM **06-03-2024 TILL** REALIZATION THEREOF UNDER THE **LOAN ACCOUNT NO.** LBMUM00000960098, DUE TO KMBL FROM BORROWERS MR. CHANDRAKANT CHIRMULE AND MRS. ASHA CHANDRAKANT CHIRMULE W/O MR. CHANDRAKANT CHIRMULE.

CONSIDERING **THE RESERVE PRICE OF RS. 9,00,000/- (RUPEES NINE LAKH ONLY) FOR PROPERTY MENTIONED AT BELOW HEREINBELOW**, INTERESTED BUYERS FROM THE GENERAL PUBLIC ARE HEREBY INVITED TO SUBMIT THEIR OFFERS ABOVE RESERVE PRICE IN SEALED ENVELOPE CONTAINING DD OF 10% AMT. OF OFFER PRICE IN FAVOUR OF KOTAK MAHINDRA BANK LTD. PAYABLE AT MUMBAI ON OR BEFORE **26.03.2024** TIME TILL 6 P.M. 10% OF OFFER OF SALE PRICE CAN ALSO BE REMITED IN THROUGH NEFT/RTGS IN THE ACCOUNT OF **"KOTAK MAHINDRA BANK LIMITED" PAYABLE AT MUMBAI OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR170116 AND IFSC CODE- KKBK0000631, BRANCH NARIMAN POINT MUMBAI, BRANCH CODE 0641..**

SEALED ENVELOPE CONTAINING OFFER/S SHALL BE OPENED ON NEXT WORKING DAY OF CLOSURE DATE IE ON 26.03.2024, AT 12 P.M IN PRESENCE OF ALL PERSONS WHO HAD FURNISHED OFFERS BY THE AUTHORISED OFFICER.

IF THERE ARE MORE THAN ONE OFFER RECEIVED THEN AUTHORISED OFFICER RESERVES HIS RIGHT TO CONDUCT INTER-SE BIDDING AMONG THE PERSONS WHO HAVE SUBMITTED THE OFFERS EITHER AT THE BRANCH OR E AUCTION PROCESS.

SEALED ENVELOPE CONTAINING OFFER OF SALE AND DD OF 10% OF OFFER PRICE SHOULD BE SUBMITTED TO AUTHORISED OFFICER AT HIS OFFICE ADDRESS KOTAK INFINITI, INFINITY PARK, BUILDING NO.21, 4<sup>TH</sup> FLOOR, ZONE 2, OFF WESTERN EXPRESS HIGHWAY, GEN A.K.VAIDYA MARG, MALAD (EAST) MUMBAI 400 097.

ENVELOPE/OFFER NOT CONTAINING DD OF 10% OF OFFER PRICE SHALL NOT BE CONSIDERED/ENTERTAINED UNDER ANY CIRCUMSTANCES.

IF ONLY ONE OFFER IS RECEIVED THEN ACCEPTANCE OR DENIAL OF SUCH OFFER SHALL BE AT SOLE DISCRETION OF AUTHORISED OFFICER.

PLEASE NOTE THAT IF THERE IS NO FURTHER BIDS OR OFFER RECEIVED FROM ANY PERSONS FROM PUBLIC THE SECURED CREDITOR THROUGH ITS AUTHORISED OFFICER WILL PROCEED TO SELL THE PROPERTY BY PRIVATE TREATY TO THE INTERESTED OFFERER/BIDDER WHO HAS GIVEN THE MENTIONED OFFER, ON TERMS REDUCED TO WRITING

MUTUALLY AMONGST THE SAID SUCCESSFUL BIDDER AND THE SECURED CREDITOR AS PER THE PROVISIONS OF THE SARFAESI ACT 2002.

IN CASE OF ACCEPTANCE OF OFFER ,TERMS/PERIOD OF PAYMENT OF ENTIRE AGREED SALE PRICE SHALL BE MUTUALLY AGREED BETWEEN ACCEPTED BUYER AND AUTHORISED OFFICER AS STIPULATED IN SARFAESI ACT, 2002

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB-SECTION 8 OF SECTION 13, OF THE ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSETS.

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>DESCRIPTION OF PROPERTIES</b>	<b>RESERVE PRICE</b>
<p><b>1. MR. CHANDRAKANT CHIRMULE</b> <b>2.MRS. ASHA CHANDRAKANT CHIRMULE W/O MR. CHANDRAKANT CHIRMULE</b></p> <p>BOTH HAVING ADDRESSES AT BUILDING-81, R-2244, 2<sup>ND</sup> FLOOR, KANAMWAR NAGAR-2, VIKROLI(E), MUMBAI-400 083</p> <p><b>ALSO AT:</b></p> <p>FLAT NO.2, GROUND FLOOR</p> <p>CHINTAMANI APARTMENT(SAI ASHISH APT) HENDRE PADA, NEAR PARMESHWAR APT VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE BADLAPUR(W) 421503</p> <p><b>ALSO AT:</b></p> <p>FLAT NO.3, GROUND FLOOR</p> <p>CHINTAMANI APARTMENT(SAI ASHISH APT) HENDRE PADA, NEAR PARMESHWAR APT VILLAGE KULGAON, TAL. AMBERNATH</p> <p>DIST. THANE BADLAPUR(W) 421503</p> <p><b>LOAN ACCOUNT NO. LBMUM00000960098</b></p>	<p>ALL THAT PIECE AND PARCEL OF FLAT NO. 2, GROUND FLOOR, CHINTAMANI APARTMENT (SAI ASHISH APARTMENT) ADMEASURING 415 SQ.FTS, SITUATED AT HENDRE PADA, NEAR PARMESHWAR APT, VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE, BADLAPUR (W)</p> <p>SITUATED AT N.A PLOT OF LAND, BEARING PLOT NO. 6, SURVEY NO. 64, HISSA NO. 9/1(PART), ADMEASURING AREA ABOUT 395 SQ. YARDS, EQUIVALENT TO 330.2 SQ. MTRS, LYING BEING AND SITUATED AT VILLAGE KULGAON BADLPUR TAL AMBERATH, DIST THANE, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL COUNCIL AND WITHIN THE JURISDICTION OF SUB REGISTRATION ULHASNAGAR AND REGISTRATION DISTRICT THANE AND BOUNDED AS FOLLOWS;</p> <p>EAST : OPEN LAND WEST : 20' ROAD SOUTH : 30" ROAD NORTH : PLOT NO. 5</p> <p><b>NAME OF THE MORTGAGORS :</b></p> <p>CHANDRAKANT KASHINATH CHIRMULE</p>	<p><b>Reserve Price:</b> <b>Rs. 9,00,000/-</b> (Rupees <b>Nine Lakh</b> Only)</p> <p><b>EMD: Rs. 90,000/-</b> (Rupees <b>Ninety Thousand</b> Only)</p> <p>BID INCREMENT:-</p> <p>RS. 10,000/- (RUPEES <b>Ten THOUSAND ONLY</b>)</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 RAR170116 AND IFSC CODE- KKBK0000631, BRANCH KALINA, BRANCH CODE 0641.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSET UNDER SALE, BIDDER MAY CONTACT **MR. ALIF MOBHANI (+91 9082200988), MR. VIJAY SONAWANE (+91 9987474219) MR. RAJENDER DAHIYA (+91 8448264515), MR. BRAHMI CHITTUR (+91 9819696024), , MR. AGNEL PILLAI (+91 8976929685).**

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 WEBSITE I.E.

WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE:** MUMBAI

**AUTHORIZED OFFICER**

**DATE:** 11.03.2024

**KOTAK MAHINDRA BANK LIMITED**