





# Kotak Mahindra Bank Limited

Regd. Off.: 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051.  
CIN - L65110MH1985PLC038137

**E-AUCTION  
SALE  
NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY**  
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (HARD COPY) AND (ON LINE) 25.01.2024, 04:00 PM  
DATE & TIME OF E-AUCTION: 30.01.2024, 11:30 AM TO 3.00 PM

(with unlimited extensions of 5 minutes duration each till the conclusion of the sale)

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 (NO. 54 OF 2002) SARFAESI ACT.**

Whereas, the borrower/s named hereunder have defaulted to Kotak Mahindra Bank Ltd. and owe the sums as indicated herein below and further interest thereon, Kotak Mahindra Bank Ltd., through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against the properties "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002. The sale will be done by the undersigned through e-auction platform provided at the website: <https://kotakbank.auctiontiger.net> also on <https://kotakbank.auctiontiger.net>

Name of Account & Borrower/ Mortgagor(s)/ Guarantor(s)	Amount(s) as per demand notice
1. M/s. Nana Patil and company (Prop:- Mr. Chandrakant Ashok Patil) (Borrower cum Mortgager) Having Office at: Office at Shop No.70, Sureshdada Complex, MIDC Food market, Jalgaon - 425001. (2) Mr. Chandrakant Ashok Patil (Mortgager) (3) Mr. Kishor Ashok Patil (Mortgager) (4) Mrs. Nileema Chandrakant Patil (Guarantor) All 2 to 4 having address at: Plot No.5, "Ratna", B.S. No.285, CTS No.8004, Vishnu Nagar, Ganesh Colony, Jalgaon - 425001.	Rs. 58,70,821/- (Rupees Fifty Eight Lakhs Seventy Thousand Eight Hundred and Twenty One Only) as of 31-Aug-2021 with further interest thereon

Description of the immovable property	EMD REMITTANCE Account Details	Reserve Price	
		Earnest Money Deposit	Bid Increase Amount
All that piece and parcel of property known as, CTS No.8004 (area 166.5 sq. meters), (part of old Plot No.5 out of old survey No.285), situated at Jalgaon, Tal. & Dist. Jalgaon registration office Jalgaon, Tal. Jalgaon, Dist. Jalgaon captioned property is bounded as per the building plan and the total captioned property is bounded <b>Boundaries: East: Old Plot No. 5A, West: Road, North: Old Plot No.4, South: Old Plot No.6.</b> together with all existing buildings and structures thereon and buildings and respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.	Account No. 5012160575 Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958	RP: Rs. 1,04,40,000/- For Commercial property	EMD: Rs.10,44,000/- For Commercial property
			BIA: Rs.1,00,000/-

TDS to be deducted: 1% of Auction Price:

**CONDITIONS FOR TDS DEDUCTION:** • TDS shall be deducted and deposited in the name of the Mortgagor/s. • If the mortgaged property is jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proportion of their ownership ratio. • Auction Purchaser, after depositing TDS, shall submit Form No 16A as proof of TDS payment and confirmation.

**TERMS & CONDITIONS:** (1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and no Complaint basis. To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and way for any third party claims/ rights/ dues. (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days in consultation with State Recovery Manager - ABG. (3) The intending bidders may visit the Bank's official website: <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale. (the user ID and password can be obtained free of cost by registering name with "https://kotakbank.auctiontiger.net") through their login ID and Password. The EMD par and to be submitted in the concerned bank branch along with Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form on or before 4.00 P.M on 25.01.2024 Tender form can also be obtained from the concerned bank branch. (4) After Registration by the bidders in the web Portal, the intending purchaser/ bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) the Demand Draft. (ii) Copy of PAN card, (iii) Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., (iv) Copy of proof of address. (v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. (v) The interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s e-procurement Technologies Ltd. (Auction Tiger), Ahmedabad: Contact Person; Mr. Ram Sharma, Mobile No. 9978591888 & 6351896833. Contact No. 078-6813683/768136880/68136844. E-Mail ID: ramprasad@auctiontiger.net, support@kotakbank.auctiontiger.net. / also on Auction tiger Mobile App. and for any property related query may contact details of bank officials are: 27BKC, 6th Floor, Plot No.C-27, G Block, Bandra Kurla Complex, Bandra-East, Mumbai-400051, Mr. Dushyant Singh Zala, Mobile:+91-9099091262, email:- dushyant.singh.zala@kotak.com and Mr. Vishwanand Kanade:+91-7066229995, email:- Vishwanand.kanade@kotak.com, within office hours during the working days. 6) Only buyers holding valid User ID/Password and confirmed payment of EMD through Demand Draft/ online shall be eligible for participating in the online auction process. (7) The interested bidders who have submitted their EMD not below the 10% of reserve price through Demand Draft/ online before 4.00 P.M. on 25.01.2024 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor. (8) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. (9) The prospective qualified bidders may avail online training on e-auction from M/s. e-procurement technologies Ltd. prior to the date of e-auction. Neither the Authorized Officer/Bank nor M/s. e-procurement technologies Ltd. shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. (10) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the Statutory/ non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. (11) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof. (12) The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of M/s e-procurement Technologies Ltd. <https://kotakbank.auctiontiger.net> before submitting their bids and taking part in e-auction. (13) The publication is subject to the force majeure clause. (14) The sale certificate shall be issued after receipt of entire sale consideration and submission of TDS certificate under Form No 16A from the Auction Purchaser and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained. (15) The bid once submitted by the bidder, can not be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder. (16) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorized Officer shall be at liberty to cancel the eAuction process / tender at any time, before declaring the successful bidder, without assigning any reason. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD once to the eligibility of the bidder, authority of the person representing the bidder, interpretation and the decision of the Authorized Officer shall be final in such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the Kotak Mahindra Bank Ltd. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation & are able to participate in the auction successfully.

(For detailed term & conditions please refer to website) <https://kotakbank.auctiontiger.net> (M/s E-procurement Technologies Ltd.)

**IT MAY BE TREATED AS STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) / 8(8) & 9(1) OF THE SECURITY INTEREST ENFORCEMENT RULES 2002:**

**NOTE:** The borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above alongwith upto date interest and ancillary expenses within 15 days from the date of publication to get the property/ies redeemed, failing which the property/ies will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

Date: 12-01-2024

Place: Jalgaon

For Kotak Mahindra Bank Ltd.  
(Authorized Officer)