

**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 Infiniti, Zone 2, 4<sup>th</sup> 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 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** SECURED CREDITOR ON 17.01.2024 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOANS LTD (ESSEL), WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF BANK’S DUES**.

**Postal address;** Shrishti Petroleum,Gut No 44 Hissa No 0 NH 17 ,Mahad Panji Road ,Tal Pen Dist-Raigad

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF LAND OF ADMEASURING 0-44-73 H.R, LAND BEARING GUT NO. 44, Hissa No. 0, LYING AND SITUATED AT VILLAGE CHINCHGHAR, TALUKA PEN, DISTRICT RAIGAD, WITHIN THE LIMITS OF GROUP GRAMPANCHAYAT TARANKHOP, NH-17, CHINCHGAR, MAHAD- PANAJI ROAD, RAIGAD, MAHARASHTRA- 402107

<b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>	<b>1.DATE &amp; TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>	<b>1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT</b>
<p>1. M/s Shrishti Petroleum through its proprietor Mrs Sadhana Bharat Rai - Borrower 2. Mr Bharat Bhupal Rai - Co borrower Son of Mr Phoolchand Haridawar Rai 3. Mrs Sadhana Bharat Rai - Co-borrower 4. M/s B.R.Bazar through its proprietor Mr Bharat Bhupal Rai</p> <p><b>All at:</b> Gut No 44 Hissa no 0 ,Chinchghar,NH-17,Mahad –Panji road, Raigad Maharashtra 402107</p> <p><b>Also At:</b> Flat No 3002,B wing Metropolis JP Road, Four Bungalows, Andheri(W),Mumbai -400053</p> <p><b>Also At:</b> Plot No 74,A-14,4<sup>th</sup> floor Mazdocks Apartment, Seven Bungalows, J P Road, Above Bank of Maharashtra, Andheri (W) Mumbai - 400061</p> <p><b>Also at:</b></p>	<p>1) E-AUCTION DATE :- <b>12.04.2024</b> 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 :- <b>11.04.2024</b> UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: <b>16.03.2024, 23.03.2024, 30.03.2024 &amp; 06.04.2024.</b> BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p><b>RESERVE PRICE:</b> <b>Rs 4,10,000,00/-</b> (Rupees Four Crore Ten Lakh Only)</p> <p><b>EMD: Rs.41,00,000/-</b> (Rupees Forty-one Lakhs Only)</p> <p><b>BID INCREMENT – WILL BE RS. 1,00,000/ (RS. ONE LAKH ONLY) ABOVE THE RESERVE PRICE</b></p>

**Gala, Ground Floor, Prime Heritage Building,  
Godavari Nagar Chichpada Road, Pen, Raigad,  
Maharashtra**

**Also At:  
Flat No 1304, Thirteenth Floor, A wing,  
Evershine Cosmic, Oshiwara Off Link Road,  
Jogeshwari (W) Mumbai-400102**

**Loan Account Number: LNMUM00215-  
160000348**

**Rs 9,29,20,347/- (Rupees Nine Crore Twenty  
Nine Lakh Twenty Thousand Three Hundred  
Fourty Seven Only) as of 20.02.2024 ALONG  
WITH FUTURE INTEREST APPLICABLE @36 %  
p.a. FROM 14.10.2020 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 “RAR16792099”, IFSC CODE- KKBK0000631 , BRANCH KALINA, 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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT to **Mr. Alif Mobhani (+91 9082200988) (+91-9152219751) ,Mr Vijay Sonawane (+91 9987474219 ) Mr. Udayakumar Shetty (+91 9920339772), Mr. Agnel Pillai (+91 8976929685),Ms. Brahma Chittur (+91 9819696024) & Mr. Rajender Dahiya (+91 8448264515).**

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

**PLACE: MUMBAI**

**DATE: 28.02.2024**

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**