

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 : ADMAS PLAZA 5TH FLOOR, 166/16 CST ROAD, KALINA, SANTACRUZ EAST, MUMBAI 400098.

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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON 10/10/2022 PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOANS LIMITED (ESSEL) , 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

POSTAL ADDRESS:- ROOM NO .72,5TH FLOOR,C-WING , BUILDING NO 1 SHRI RAM MANDIR CSHL ,NEXT TO ARCHANA HOTEL NEAR MULUND CHECK NAKA MULUND (WEST), MUMBAI 400080, CITY: MUMBAI, MAHARASHTRA

MORE PARTICULARLY DESCRIBED AS :- ROOM NO. 72, ON THE 5TH FLOOR ,ADMEASURING 315 SQ.FT SUPER BUILT-UP AREA, WING C IN BUILDING NO. 1 IN THE SOCIETY KNOWN AS "SHRI RAM MANDIR S.R.A. CO-OP HSG SOC LTD., SITUATED AT VILLAGE MULUND, TALUKA KURLA, DISTRICT MUMBAI- 400 080. THE PROPERTY IS BOUNDED AS UNDER: EAST: LBS MARG; WEST: RESIDENTIAL BUILDING; NORTH: HOTEL SHIPA RESIDENCY; SOUTH: LALBAHDUR SHASHTRI MUNICIPALITY SCHOOL

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	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<p>1. M/S R.R.INTERNATIONAL (BORROWER) THROUGH ITS PROPRIETOR MR. DHONDUBAI NAMDEO PAWAR AND MR. KISHOR NAMDEO PAWAR</p> <p>2. MR. KISHOR NAMDEO PAWAR (CO- BORROWER)</p> <p>BOTH AT:</p> <p>OFFICE NO. 150 , 1ST FLOOR, AVIOR NIRMAL GALAXY, OPP. JOHNSON & JOHNSON, L.B.S. MARG, MULUND (W) - 400 080, MUMBAI, THANE, MAHARASHTRA - 400080</p> <p>3. MS. NANDA PAWAR (CO- BORROWER)</p> <p>4. MR. DHONDUBAI NAMDEO PAWAR (CO- BORROWER)</p> <p>BOTH AT:</p> <p>5 / 72 , 5TH FLOOR , L.B.S. MARG,</p>	<p>1) E-AUCTION DATE :- 06.02.2023 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 :- 04.02.2023 UP TO 6:00 P.M. (IST.)</p> <p>3) DATE OF INSPECTION: 27.01.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE: RS. 31,00,000/- (THIRTY ONE LAKHS ONLY)</p> <p>EMD: RS. 3,10,000/- (THIRTY THREE LAKHS TEN THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

NEAR ARCHANA HOTEL, MULUND CHEK
NAKA, MUMBAI - 400080, MAHARASHTRA

LOAN NO. LNTHN00417-180001464

AMOUNT OUTSTANDING :- RS. 28,11,709.88/-
(RUPEES TWENTY EIGHT LAKH ELEVEN THOUSAND
SEVEN HUNDRED NINE AND EIGHTY EIGHT PAISE ONLY)
AS OF 26/12/2022 ALONG WITH FUTURE INTEREST
APPLICABLE FROM 27/12/2022 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 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN 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 PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AGNEL PILLAI (+91 8976929685)**, **MR. GURPAL SINGH (+91 8976898212)**, **MR. PUSHKAR (+91 8108383613)** & **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 AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: MUMBAI

DATE:.....

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED