

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: : ZONE-2 NYATI UNITREE, 4TH FLOOR,YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006.

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) READ WITH PROVISION TO RULE 9(1) 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 24.01.2022, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY CITIFINANCIAL CONSUMER FINANCE INDIA LIMITED, AND FOR RECOVERY OF RS. 26,83,463/- (RUPEES TWENTY SIX LAKH EIGHTY THREE THOUSAND FOUR HUNDRED SIXTY THREE ONLY) HAD BEEN LAST PUT ON E-AUCTION BY FIXING RESERVE PRICE OF **RS. 14,00,000/- (RUPEES FOURTEEN LAKH ONLY)** FOR MORTGAGED PROPERTY, ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS ON 15.03.2024 , WHICH FAILED FOR WANT OF BIDDERS. THE SAID SECURED ASSET IS NOW BEING SOLD BY WAY OF PRIVATE TREATY AT THE SAME PRICE AS THE RESERVE PRICE I.E. **RS. 14,00,000/- (RUPEES FOURTEEN LAKH ONLY)** ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR REALIZATION OF **BANK’S DUES** OF RS. 26,83,463/- (RUPEES TWENTY SIX LAKH EIGHTY THREE THOUSAND FOUR HUNDRED SIXTY THREE ONLY) AS OF 27-02-2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM **28.02.2024 TILL** REALIZATION THEREOF UNDER THE **LOAN ACCOUNT NO. 12579373**, DUE TO KMBL FROM BORROWERS MR. SATISH DASHRATH ZADE & MRS. SAROJ SATISH ZADE.

CONSIDERING **THE RESERVE PRICE OF RS. 14,00,000/- (RUPEES FOURTEEN 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 PUNE ON OR BEFORE **14.03.2024**. TIME TILL 6 P.M. 10% OF OFFER OF SALE PRICE CAN ALSO BE REMIITED IN THROUGH NEFT/RTGS IN THE ACCOUNT OF **“KOTAK MAHINDRA BANK LIMITED” PAYABLE AT PUNE** 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.

SEALED ENVELOPE CONTAINING OFFER/S SHALL BE OPENED ON NEXT WORKING DAY OF CLOSURE DATE AT 11 A.M IN PRESENCE OF ALL PERSONS WHO HAD FURNISHED OFFERS.

IF THERE ARE MORE THAN ONE OFFER RECEIVED THEN AO RESERVES HIS RIGHT TO CONDUCT INTER-S BIDDING AMONG THE PERSONS WHO HAVE SUBMITTED THE OFFERS.

SEALED ENVELOPE CONTAINING OFFER OF SALE AND DD OF 10% OF OFFER PRICE SHOULD BE SUBMITTED TO AO AT HIS OFFICE ADDRESS KOTAK MAHINDRA BANK LTD| ZONE-2 NYATI UNITREE, 4TH FLOOR,YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006

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 AO.

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

| BORROWER/S & GUARANTOR/S NAME & ADDRESS | DESCRIPTION OF PROPERTIES | 1. RESERVE PRICE |
|---|---|---|
| <p>1.MR. SATISH DASHRATH ZADE S/O MR. DASHRATH V ZADE</p> <p>2.MRS. SAROJ SATISH ZADE W/O MR. SATISH ZADE</p> <p>BOTH AT: FLAT NO 19, 2ND FLOOR, SR. NO 13 HISSA NO 05, SHYAMSUNDER SAHAKARI GRUHA RACHANA WADGAON BK PUNE – 411041.</p> <p>ALSO BOTH AT: FLAT NO 11, 2ND FLOOR, SIDDHI TERESSES RAIKAR NAGAR, SINGHAGAD ROAD DHAYARI, PUNE- 411041.</p> <p>LOAN NO. 12579373</p> <p>TOTAL OUTSTANDING: RS. 26,83,463/- (RUPEES TWENTY SIX LAKH EIGHTY THREE THOUSAND FOUR HUNDRED SIXTY THREE ONLY) AS OF 27-02-2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 28-02-2024 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p> | <p>PROPERTY DESCRIPTION :- POSTAL ADDRESS:- FLAT NO. 19, 2ND FLOOR, SR. NO 13 HISSA NO 05, SHYAMSUDER SAHAKARI GRUHA RACHANA WADGAON BK PUNE-411041</p> <p>MORE PARTICULARLY DESCRIBED AS:-ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING FLAT NO 19, ADMEASURING AREA 588 SQ. FT. I.E.54.64 SQ. MTRS. + 60 SQ.FT. BALCONY I.E. 5.57 SQ. MTRS. BUILT-UP AREA ON SECOND FLOOR IN THE BUILDING KNOWN AS 'SHAM SUNDER SAHAKARI GRUHA RACHANA SANSTHA MARYADIT' CONSTRUCTED ON THE PLOT OF LAND BEARING SURVEY.NO. 13/5, ADMEASURING ABOUT 00H.5 R I.E 500SQ.MTRS. SITUATED AT VILLAGE VADGAON BUDRUK TALUKA HAVELI DISTRICT PUNE, NOW WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION</p> | <p>RESERVE PRICE: RS.14,00,000/- (RUPEES FOURTEEN LAKH ONLY)</p> <p>EMD: RS.1,40,000/- (RUPEES ONE LAKH FORTY THOUSAND ONLY)</p> |
| <p>THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “KOTAK MAHINDRA BANK LIMITED” PAYABLE AT PUNE OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO RAR501903 AND IFSC CODE- KKBK0000631 , BRANCH KALINA POINT MUMBAI , BRANCH CODE 0641.</p> | | |
| <p>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.</p> | | |
| <p>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.</p> | | |
| <p>IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT MR. NILESH DESAI (+9822501623) (+91-9152219751), MR SANJAY CHAVAN (+919860533177) MR. RAJENDER DAHIYA (+91 8448264515), MR. GURPAL SINGH (+91 8976898212),</p> | | |
| <p>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/</p> | | |
| <p>PLACE: PUNE</p> <p>DATE: 04.03.2024</p> <p style="text-align: right;">AUTHORIZED OFFICER KOTAK MAHINDRA BANK LIMITED</p> | | |

