

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

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 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 28.08.2020, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY **RELIGARE FINVEST LTD**, WILL BE SOLD ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" FOR **REALIZATION OF BANK'S DUES**.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

A FLAT BEARING NO. 302 ON THE THIRD FLOOR IN THE B WING IN THE PROJECT "SEETAI RESIDENCY" ADMEASURING CARPET AREA OF 605 SQUARE FEET I.E. 56.22 SQUARE METERS ALONGWITH ATTACHED TERRACE ADMEASURING 110 SQ. FT. I.E. 10.22 SQ. MTRS. (SALEABLE AREA ADMEASURING 930 SQ. FT. I.E. 86.43 SQ. MTRS.) + COVERED CAR PARKING BEARING LOT NO. 18 ADMEASURING 120 SQ. FT. I.E. 11.15 SQ. MTRS. AT THE END GROUND FLOOR ON THE NORTH SIDE OF THE BUILDING NOS. A,B AND C AND LYING AT VILLAGE PIMPRI IN THE GAOTHAN AREA OF PIMPRI, TALUKA HAVELI, DIST, PUNE..

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. WAGHERE ENTERPRISES THROUGH IT'S PROPERTOR- MR. RAMESH WAGHERE S/O ABASAHEB WAGHERE FLAT NO. 302, B, WING, SHITAL RESIDENCY SR. NO. 193,193/1 TO 193/19, NR, PAWANESHWAR TEMPLE, PIMPRIGAON PUNE- 411017.</p> <p>2. MR. RAMESH WAGHERE 3. MRS. SUREKHA RAMESH WAGHERE 4. MR. PRATIK RAMESH WAGHERE ALL RESIDENT OF:- FLAT NO. 302, B, WING, SHITAL RESIDENCY SR. NO. 193,193/1 TO 193/19, NR, PAWANESHWAR TEMPLE, PIMPRIGAON PUNE- 411017</p>	<p>1) E-AUCTION DATE: 22.09.2021 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 21.09.2021UP TO 7:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 13.09.2021 to 15.09.2021 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE: RS. 46,00,000 /- (RUPEES FORTY SIX LAKHS ONLY)</p> <p>EMD: 4,60,000 /- (RUPEES FOUR LAKHS SIXTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
<p>LOAN NO. XMORPVN00061990</p> <p>TOTAL OUTSTANDING: Rs. 22,83,195.82/- (Rupees Twenty Two Lakhs Eighty Three Thousand One Hundred Ninety Five and</p>		

Eighty Two Paise Only) AS OF 20.07.2021 ALONG WITH FUTURE INTEREST APPLICABLE FROM 21.07.2021 UNTIL PAYMENT IN FULL		
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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 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 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. RAJENDER DAHIYA (+91 8448264515), MR. PANKAJ RAI (+91 7768003567), MR. PRALHAD GHAGARE (+91 7208072433).**

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://KOTAKBANK.AUCTIONTIGER.NET](https://kotakbank.auctiontiger.net).

PLACE: PUNE
DATE:10.08.2021

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED