

**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 MAHINDRA BANK , 5<sup>TH</sup> FLOOR ADAMAS PLAZA,166/16,CST ROAD ,KALINA , SANTACRUZ (E) 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 **KOTAK MAHINDRA BANK LIMITED (KMBL)** THE SECURED CREDITOR THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORIZED OFFICER OF **KMBL** SECURED CREDITOR ON 25.05.2022, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY CAPITAL FIRST LIMITED, 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**

ALL THAT ‘THE PIECE AND PARCEL’ OF THE ENTIRE PREMISES ADMEASURING 2414 SQUARE FEET OF CARPET AREA ON THE ‘SECOND FLOOR’ OF THE BUILDING KNOWN AS “LENS VIEW” VEERA DESAI ROAD EXTENTION,

BEHIND COUNTRY CLUB, ANDHERI (W), MUMBAI-400053.

THE SAID BUILDING IS CONSTRUCTED ON THE PROPERTY MORE PARTICULARLY DESCRIBED AS – ALL THAT PIECE OR PARCEL OF LAND OR GROUND TOGETHER WITH A BUILDING KNOWN AS “LENS VIEW” CONSISTING OF GROUND AND SIX UPPER FLOORS, CONTAINING BY ADMEASUREMENT 1094.8 SQUARE METERS OR THEREABOUTS & BEING PLOT “B” OF C.T.S. NO.725/B, 725/B-1 TO 725/B-5 OF VILLAGE OSHIWARA, TALUKA ANDHERI, MUMBAI- AND BOUNDED AS FOLLOWS:

ON OR TOWARDS EAST: BY 30’ PUBLIC ROAD

ON OR TOWARDS WEST: BY PLOT BEARING C.T.S. NO.705 (PART)

ON OR TOWARDS SOUTH: BY PLOT BEARING C.T.S. NO.725 (PART)

ON OR TOWARDS NORTH: BY PLOT BEARING C.T.S. NO.725 (PART) OF PLOT “A”.

<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. ROXTON (ITALY) CLOTHING PVT. LTD. ( CIN: UI7120MH2008PTC180188) THROUGH ITS DIRECTORS MR. CHHAGANRAJ UDAJI PUROHIT ( DIN:01938846) MR. SUJIT RAJKUMAR TIWARI ( DIN:02519910) MR. MANBIR SINGH CHHABRA ( DIN:05297095) MR. RAJESH DEEPAK MARWAH ( DIN:07048102)</p> <p>AT REGISTERED OFFICE: 381-F, GROUND FLOOR, NAROTTAM WADI, KALBADEVI ROAD,MUMBAI-400002.</p> <p>ALSO AT:</p>	<p>1) E-AUCTION DATE :- <b>20.09.2022</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 19.09.2022 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 25.08.2022 BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS. 3,50,00,000/- (RUPEES THREE CRORE FIFTY LAKH ONLY)</p> <p>EMD:- RS. 35,00,000/- (RUPEES THIRTY FIVE LAKH ONLY)</p> <p><b>BID INCREMENT –</b> RS. 1,00,000/- (RUPEES ONE LAKH ONLY) &amp; IN SUCH MULTIPLES.</p>

1896/237, MOTILAL NAGAR NO.1, ROAD NO.4 , OPP.  
GANESH MAIDAN SHRIRANG SABALE.MARG,  
GOREGAON (W), MUMBAI-400104.

ALSO AT:

LENS VIEW, 2ND FLOOR, VEERA DESAI ROAD EXTN.  
BEHIND COUNTRY CLUB, ANDHERI (W), MUMBAI-  
400053

2. GLOBAL DENTECH PVT. LTD.  
(CIN: U33112MH2004PTC146184)

THROUGH ITS DIRECTORS

MR. CHHAGANRAJ UDAJI PUROHIT ( DIN:01938846)

MR. MANBIR SINGH CHHABRA ( DIN:05297095)

MR. GURMEET KAUR CHHABRA ( DIN: 06388434)

REGISTERED OFFICE AT:

LENS VIEW, 2ND FLOOR, VEERA DESAI ROAD EXTN.  
ANDHERI (W), MUMBAI-400053

3. MR. MANBIR SINGH CHHABRA  
FLAT NO.301-302, 3<sup>RD</sup> FLOOR, BROOK FIELD,  
OLD LOKHANDWALA COMPLEX,  
ANDHERI WEST, MUMBAI-400053

ALSO AT:

LENS VIEW, 2ND FLOOR,  
VEERA DESAI ROAD EXTN.  
BEHIND COUNTRY CLUB,  
ANDHERI (W), MUMBAI-400053

ALSO AT:

1896/237, MOTILAL NAGAR NO.1,  
ROAD NO.4 , OPP. GANESH MAIDAN  
SHRIRANG SABALE.MARG,  
GOREGAON (W), MUMBAI-400062

4. MR. CHHAGANRAJ UDAJI PUROHIT  
FLAT NO.1501, 1502, 15 TH FLOOR,  
PINE WOOD RAHEJA WILLOWS,  
OFF W E HIGHWAY, AKURLI ROAD, KANDIVALI  
(EAST),MUMBAI-400101.

ALSO AT:

LENS VIEW, 2ND FLOOR,  
VEERA DESAI ROAD EXTN.

<p>BEHIND COUNTRY CLUB, ANDHERI (W), MUMBAI-400053</p> <p>ALSO AT: 1896/237, MOTILAL NAGAR NO.1, ROAD NO.4 , OPP. GANESH MAIDAN SHRIRANG SABALE.MARG, GOREGAON (W), MUMBAI-400104</p> <p>LOAN NO. <b>1008549</b></p> <p><b>TOTAL OUTSTANDING:</b> RS. 8,35,17,131/- (RUPEES EIGHT CRORE THIRTY FIVE LAKH SEVENTEEN THOUSAND ONE HUNDRED AND THIRTY ONE ONLY)AS OF 10/08/2022 ALONG WITH FUTURE INTEREST APPLICABLE FROM 11/08/2022 UNTIL PAYMENT IN FULL.</p>		
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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 SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AGNEL PILLAI ( +91 8976929685), MR. RAJENDER DAHIYA (+91 8448264515), MR. PANKAJ RAI (+91 7768003567).**

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 KMBL’S WEBSITE I.E. [WWW.KOTAK.COM](http://WWW.KOTAK.COM)  
AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

**PLACE:** MUMBAI  
**DATE:** .....

**AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED**