

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: 5TH FLOOR, ADMAS PLAZA, BEHIND HARE KRISHNA HOTEL CST ROAD KALINA, MUMBAI- 400098.

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 PROVISO 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 **27.12.2022**, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED, AND FOR RECOVERY OF RS. 60,22,653.97/ HAD BEEN LAST PUT ON E-AUCTION BY FIXING RESERVE PRICE OF RS. 48,00,000/- (RUPEES FOURTY EIGHT LAKH ONLY) FOR MORTGAGED PROPERTY, ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON 14.03.2023, 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. 48,00,000/- (RUPEES FOURTY EIGHT LAKH ONLY) ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS FOR REALIZATION OF BANK'S DUES OF RS. 61,73,855 /-(RUPEES SIXTY ONE LAKH SEVENTY THREE THOUSAND EIGHT HUNDRED FIFTY FIVE ONLY) AS OF 4.8.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 5.8.2023 TILL REALIZATION THEREOF UNDER THE LOAN ACCOUNT NO. 405HOP63220189, 405HSO63086253, 405TOL63086256 DUE TO KMBL FROM BORROWERS MR. SADAYAPPAN ATHUR RAAJU & MRS. MAHALAKSHMI RAJU.

CONSIDERING THE RESERVE PRICE OF RS. 48,00,000/- (RUPEES FOURTY EIGHT 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 RAIGAD ON OR BEFORE 25.8.2023 TIME TILL 5 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 RAIGAD 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-SE 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| 5TH FLOOR, ADMAS PLAZA, BEHIND HARE KRISHNA HOTEL CST ROAD KALINA, MUMBAI- 400098.

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 | RESERVE PRICE |
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| <p>1. MR. SADAYAPPAN ATHUR RAAJU (BORROWER) 2. MRS. MAHALAKSHMI RAJU (CO-BORROWER)</p> <p>BOTH AT: FLAT NO 701 PALM ACRES CHS BUILDING, NO H 11 PRATKSHA NAGAR NEAR, MALA GARDEN SION, MUMBAI, MAHARASHTRA, - 400022</p> <p>BOTH ALSO AT: FLAT NO.202 2ND FLOOR, WING I-1, ROYAL MEADOWS, VILLAGE KOPROLI TALUKA PANVEL DISTRICT RAIGAD-410206</p> <p>LOAN ACCOUNT NOS.:- 405HOP63220189, 405HSO63086253, 405TOL63086256</p> <p>TOTAL OUTSTANDING: RS. 61,73,855 /-(RUPEES SIXTY ONE LAKH SEVENTY THREE THOUSAND EIGHT HUNDRED FIFTY FIVE ONLY) AS OF 4.8.2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 5.8.2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p> | <p>POSTAL ADDRESS:- FLAT NO.202, 2ND FLOOR, WING I-1, ROYAL MEADOWS, VILLAGE KOPROLI TALUKA PANVEL DIST RAIGAD-410206</p> <p>MORE PARTICULARLY DESCRIBED AS:- ALL THAT PIECE AND PARCEL OF FLAT NO.202, ADMEASURING ABOUT 67.76 SQ MTRS. CARPET AREA ANNEXED THERETO, ON THE SECOND FLOOR IN WING-I (ONE) TOGETHER WITH COMMON AREA AND FACILITIES APPURTENANT THERETO IN BUILDIN ROYAL MEADOWS SITUATED ON LAND BEARING SURVEY NO.26, HISSA NO.1, SURVEY NO.26, HISSA NO.2, SURVEY NO.27, HISSA NO.2D & SURVEY NO.27, HISSA NO.2E SITUATED AT VILLAGE KOPROLI TALUKA PANVEL DISTRICT RAIGAD COMPRISING OF 3 BEDROOMS+HALL+KITCHEN+3 BATHROOM (WITH WC) BUILDING CONSISTS OF PART STILT PLUS 3 & GROUND UPPER 2 (TWO) FLOOR WITHOUT LIFT</p> | <p>RESERVE PRICE: RS. 48,00,000/- (RUPEES FORTY EIGHT LAKH ONLY)</p> <p>EMD: RS. 4,80,000/- (RUPEES FOUR LAKH EIGHTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/-- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</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 RAIGAD 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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSET UNDER SALE, BIDDER MAY CONTACT TO MR. AGNEL PILLAI (+918976929685), MR. RATNESH MISHRA (+91 8976619063) ,MR. ANUJ BHASIN (+91 7961567104), MR. PANKAJ RAI (+91 7768003567) & 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 KMBL’S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: RAIGAD
DATE:- 5.8.2023

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED

