

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: KOTAK INFINITI, INFINITY PARK, BUILDING NO.21, 4TH FLOOR, ZONE 2, OFF WESTERN EXPRESS HIGHWAY, GEN A.K.VAIDYA MARG, MALAD (EAST) MUMBAI 400 097

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 PROVISIO 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 29.04.2017, PURSUANT TO ASSIGNMENT OF DEBT IN ITS FAVOUR BY ICICI BANK LIMITED, AND FOR RECOVERY OF RS. 39,01,108/- AS ON 20-12-2022 HAD BEEN LAST PUT ON E-AUCTION BY FIXING RESERVE PRICE OF **RS.12,00,000/- (RUPEES TWELVE LAKHS ONLY)** FOR MORTGAGED PROPERTY, ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON **11-11-2021**, WHICH DID NOT MATERIALISE. THE SAID SECURED ASSET IS NOW BEING DECIDED TO BE SOLD BY WAY OF PRIVATE TREATY TO AN INTERESTED PERSON WHO HAS OFFERED A PRICE HIGHER THAN THE RESERVE PRICE I.E. **RS.12,00,000/- (RUPEES TWELVE LAKH ONLY)** ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS ON 17TH JANUARY, 2023, FROM 12PM TO 1PM, FOR REALIZATION OF **BANK'S DUES** OF RS. 39,01,108/- (RUPEES THIRTY NINE LAKHS ONE THOUSAND ONE HUNDRED EIGHT ONLY) AS OF 20-12-2022 ALONG WITH FUTURE INTEREST @2% PM APPLICABLE FROM **21-12-2022 TILL** REALIZATION THEREOF UNDER THE **LOAN ACCOUNT NO. LBMUM00000969923**, DUE TO KMBL FROM BORROWERS **MR. MILIND KISAN LOKE & MRS. MADHAVI MILIND LOKE AND MR. NANDKISHORE B SHIVHARI.**

CONSIDERING THE OFFER ABOVE, **THE RESERVE PRICE OF RS. 12,00,000/- (RUPEES TWELVE 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 MUMBAI ON OR BEFORE **16-01-2023 TIME TILL 6 P.M.** 10% OF OFFER OF SALE PRICE CAN ALSO BE REMITTED IN THROUGH NEFT/RTGS IN THE ACCOUNT 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.

SEALED ENVELOPE CONTAINING OFFER/S SHALL BE OPENED ON NEXT WORKING DAY OF CLOSURE DATE IE ON 17TH JANUARY, 2023, AT 12 P.M IN PRESENCE OF ALL PERSONS WHO HAD FURNISHED OFFERS BY THE AUTHORISED OFFICER.

IF THERE ARE MORE THAN ONE OFFER RECEIVED THEN AUTHORISED OFFICER RESERVES HIS RIGHT TO CONDUCT INTER-SE BIDDING AMONG THE PERSONS WHO HAVE SUBMITTED THE OFFERS EITHER AT THE BRANCH OR E AUCTION PROCESS.

SEALED ENVELOPE CONTAINING OFFER OF SALE AND DD OF 10% OF OFFER PRICE SHOULD BE SUBMITTED TO AUTHORISED OFFICER AT HIS OFFICE ADDRESS KOTAK INFINITI, INFINITY PARK, BUILDING NO.21, 4TH FLOOR, ZONE 2, OFF WESTERN EXPRESS HIGHWAY, GEN A.K.VAIDYA MARG, MALAD (EAST) MUMBAI 400 097.

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 AUTHORISED OFFICER.

PLEASE NOTE THAT IF THERE IS NO FURTHER BIDS OR OFFER RECEIVED FROM ANY PERSONS FROM PUBLIC THE SECURED CREDITOR THROUGH ITS AUTHORISED OFFICER WILL PROCEED TO SELL THE PROPERTY BY PRIVATE TREATY TO THE INTERESTED OFFERER/BIDDER

WHO HAS GIVEN THE MENTIONED OFFER, ON TERMS REDUCED TO WRITING MUTUALLY AMONGST THE SAID SUCCESSFUL BIDDER AND THE SECURED CREDITOR AS PER THE PROVISIONS OF THE SARFAESI ACT 2002.

IN CASE OF ACCEPTANCE OF OFFER ,TERMS/PERIOD OF PAYMENT OF ENTIRE AGREED SALE PRICE SHALL BE MUTUALLY AGREED BETWEEN ACCEPTED BUYER AND AUTHORISED OFFICER AS STIPULATED IN SARFAESI ACT, 2002

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 ASSETS.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	DESCRIPTION OF PROPERTIES	RESERVE PRICE
<p>1.MR. MILIND KISAN LOKE, S/O MILIND LOKE & MRS. MADHAVI MILIND LOKE, W/O. MILIND KISAN LOKE BOTH HAVNG ADDRESS AT: 129/3773, KANAMWAR NAGAR-2, NEAR SAI BABA MANDIR VIKROLI (E) MUMBAI-400 083</p> <p>ALSO AT: FLAT NO. 8,(301) THIRD FLOOR CHINTAMANI APARTMENT, (SAI ASHISH APARTMENT) HENDRE PADA, NEAR PARMESHWAR APT, VILLAGE KULGAON, TAL. AMBERNATH DIST. THANE, BADLAPUR (W) 421 503</p> <p>ALSO AT: FLAT NO. 9,(302), 3RD FLOOR, CHINTAMANI APARTMENT, (SAI ASHISH APARTMENT) HENDRE PADA, NEAR PARMESHWAR APT VILLAGE KULGAON, TAL. AMBERNATH DIST. THANE BADLAPUR (W) 421503</p> <p>AND MR. MILIND KISAN LOKE HAVING FURTHER ADDRESS AT MAYUR JUICE CENTER, JANTA MARKET, KANNAMWAR NAGAR NO. 2, VIKHROLI EAST, MUMBAI- 400083.</p> <p>3.MR. NANDKISHORE B SHIVHARI 1, HOUSE NO.10/4, VINAYAK COLONY KHADEGOVELI, KALYAN VITHALWADI OPP. VITHALWADI RAILWAY STATION BOMBAY PUNE LINK ROAD, KALYAN MAHARASHTRA-421 306</p> <p>ALSO AT: MR. NANDKISHORE B SHIVHARI MUMBAI PORT TRUST, CARNAC BANDER D'MELLO ROAD, MUMBAI 400 001.</p>	<p>POSTAL ADDRESS:- FLAT NO. 9,(302), 3RD FLOOR, CHINTAMANI APARTMENT, (SAI ASHISH APARTMENT),HENDRE PADA, NEAR PARMESHWAR APT, VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE BADLAPUR (W) 421 503</p> <p>MOREFULLY DESCRIBED AS:</p> <p>ALL THAT PIECE AND PARCEL OF FLAT NO. 9 (302), THIRD FLOOR, CHINTAMANI APARTMENT (SAI ASHISH APARTMENT) ADMEASURING 560 SQ. FTS, SITUATED AT HENDRE PADA, NEAR PARMESHWAR APT, VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE, BADLAPUR (W) SITUATED AT N.A PLOT OF LAND, BEARING PLOT NO. 6, SURVEY NO. 64, HISSA NO. 9/1(PART), ADMEASURING AREA ABOUT 395 SQ. YARDS, EQUIVALENT TO 330.2 SQ. MTRS, LYING BEING AND SITUATED AT VILLAGE KULGAON BADLPUR TAL AMBERATH, DIST THANE, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNCIPAL COUNCIL AND WITHIN THE JURISDICTION OF SUB REGISTRATION ULHASNAGAR AND REGISTRATION DISTRICT THANE AND BOUNDED AS FOLLOWS;</p> <p>EAST :OPEN LAND WEST : 20' ROAD SOUTH :30; ROAD NORTH :PLOT NO. 5</p> <p>NAME OF THE MORTGAGORS :</p> <p>MILIND KISHAN LOKE</p>	<p>RESERVE PRICE RS. 12,00,000/- (RUPEES TWELVE LAKH ONLY)</p> <p>EMD: RS. 1,20,000/- (RUPEES ONE LAKH TWENTY THOUSAND ONLY)</p> <p>BID INCREMENT;-</p> <p>RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES IN CASE OF BOTH SOLE AND COMPETITIVE BIDDING.</p>

LOAN ACCOUNT NO.

LBMUM00000969923

MADHAVI MILIND LOKE

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.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSET UNDER SALE, BIDDER MAY CONTACT **MR. ALIF MOBHANI (+91 9082200988)**, **MR. VIJAY SONAWANE (+91 9987474219)** **MR. RAJENDER DAHIYA (+91 8448264515)**, **MRS. BRAHMI CHITTUR (+91 9819696024)**, , **MR. AGNEL PILLAI (+91 8976929685)**.

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

