

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: ADAMAS PLAZA, 05TH FLOOR, 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 THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LTD. ON **09.05.2023** AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY SMALL BUSINESS FINCREDIT INDIA PVT. LTD. TO KOTAK MAHINDRA BANK 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

POSTAL ADDRESS :- R.C.C. INDUSTRIAL GALA BEARING NO. 103, FIRST FLOOR, BUILDING NO. A/6, PRERANA COMPLEX DIST:- THANE – 421302

MORE PARTICULARLY DESCRIBED: ALL THAT PIECE AND PARCEL OF PROPERTY BEING THE R.C.C. INDUSTRIAL GALA BEARING NO. 103, ADMEASURING ABOUT 2575 SQ. FEET I.E., 239.31 SQ. MTS, ON FIRST FLOOR IN BUILDING NO. A/6 IN “**PRERANA COMPLEX**” ALONGWITH UNDIVIDED COMMON INTEREST IN THE LAND BENEATH THE SAID PROPERTY BEARING SURVEY NO. 59, HISSA NO. 1 TO 10, VILLAGE VAL, TALUKA BHIWANDI, DIST:- THANE.

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.MR. SUJIT D. PAGARE S/O SH. DADU D. PAGARE R/O- E-114, MULUND DARSHAN, CO-OPERATIVE HOUSING, MULUND COLONY, GURU GOVIND SINGH ROAD, MULUND (W), MUMBAI-400082</p> <p>ALSO AT:- MR. SUJIT D. PAGARE S/O SH. DADU D. PAGARE R/O- R.C.C. INDUSTRIAL GALA BEARING NO. 103, FIRST FLOOR, BUILDING NO. A/6,PRERANA COMPLEX DIST.- THANE- 421203.</p> <p>2.MRS. ROHINI S. PAGARE W/O SH. SUJIT D. PAGARE R/O- E-114, MULUND DARSHAN, CO-OPERATIVE HOUSING, MULUND COLONY, GURU GOVIND SINGH ROAD, MULUND (W), MUMBAI- 400082.</p> <p>ALSO AT:- MRS. ROHINI S. PAGARE W/O SH. SUJIT D. PAGARE R/O- R.C.C. INDUSTRIAL GALA BEARING NO. 103, FIRST FLOOR, BUILDING NO. A/6, PRERANA COMPLEX, DIST:- THANE- 421203.</p> <p>ALSO BOTH AT:-</p>	<p>1) E-AUCTION DATE :- 18.08.2023 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 17.08.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION: 11-08-2023. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE:- RS. 25,00,000/- (RUPEES TWENTY FIVE LAKHS ONLY)</p> <p>EMD:-: RS. 2,50,000/- (RUPEES TWO LAKH FIFTY THOUSAND ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

FLAT NO. 64, 03RD FLOOR,
JAMES HOUSE, A-WING,SHIVAJI NAGAR, WAGALE
ESTATE, THANE (W) – 400604

LOAN NO. PR00470014

TOTAL OUTSTANDING:. RS. 31,44,874.91/-(RUPEES
THIRTY ONE LAKHS FORTY FOUR THOUSAND EIGHT
HUNDRED SEVENTY FOUR AND NINETY ONE PAISE
ONLY)AS OF 4.7.2023 ALONG WITH FUTURE INTEREST
APPLICABLE FROM 5.7.2023 UNTIL PAYMENT IN FULL

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 ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. AGNEL PILLAI (+91 8976929685), MR. GURPAL SINGH (+91 8976898212), MR. RUPESH PRADIP PAWAR (+91 8097895337) & 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 KOTAK MAHINDRA BANK WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKEAUCTIONS.COM](https://bankeauctions.com).

PLACE: BHIWANDI, THANE
DATE :

AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED