



Kotak Mahindra Bank

KOTAK MAHINDRA BANK LIMITED

SALE NOTICE (Regd. Post with A/D)
(Rule 6(2) / 8(6))

To,

Date: 22.05.2023

1. M/s KCN Exports Ltd (Borrower cum Mortgager)
Represented by its Director's
a) Mr.Chetan Anand,
b) Mr.Nikhil Subhash Anand and
c) Mr.Kapil Subhash

Address: C-6, Krishna Industrial Estate,
Behind 66KVA, Amlil Silvassa,
Dadra & Nagar Haveli, U.T – 396230,

Also having office at
M-29, APMC market-1, Phase-2, Masala Market ,
Sector-19, Vashi , Navi Mumbai – 400703

2. Mr. Chetan Anand (Guarantor)
3. Mr. Kapil Subhash Anand (Guarantor)
4. Mr. Nikhil Subhash Anand (Guarantor)
5. Mrs. Neelam Subhash Anand (Guarantor cum Mortgagor)
(Deceased through its legal heirs)

All 2 to 4 having address at:

M-29, APMC market-1, Phase-2, Masala Market,
Sector-19, Vashi , Navi Mumbai – 400703

All 3to 5 residing address at:

Flat No.401, 4th Floor, "SONAL" Plot No.279,
Sher-E-Punjab CHSL, Mahakali Caves Road,
Andheri –East, Mumbai :- 400093

Dear Sir/Madam,

Sub: E-Auction Sale notice for sale of movable/immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Kotak Mahindra Bank Ltd.
CIN: L65110MH1985PLC038137
27, BKC, 6th Floor, Plot No C-27
G-Block, Bandra Kurla Complex
Bandra (East), Mumbai - 400 051
Maharashtra

T 18602665700
www.kotak.com

Registered Office:
27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



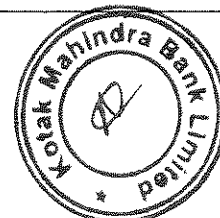


Whereas, the Authorized officer had taken possession of the below mentioned property on 08-07-2022 as per Sec 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (hereinafter called the Act) which has been offered as security by you towards your/borrower's liabilities amounting Rs. 1,30,50,606.77/- (Rupees One Crore Thirty Lakhs Sixty Thousand Six Hundred Six and Seventy Seven Paise Only) towards CCOD A/c No. 4611604251 and Rs. 4,17,19,884/- (Rupees Four Crores Seventeen lakhs Nineteen Thousand Eight Hundred and Eighty Four Only) towards CCOD A/c No. 4611531496 both due as on 31.03.2022, **aggregating to Rs. 5,47,70,490.77/- (Rupees Five Crore Forty Seven Lakhs Seventy Thousand Four Hundred Ninety and Seventy Seven Paise Only)** as contained in demand notice under Section 13(2) of SARFAESI Act.

Whereas you have failed to satisfy your/borrower's liabilities to the bank even after receipt of notice under Section 13 (2) of the Act. Therefore the Bank in exercise of its rights granted under the Act and Rules, issues this notice under Rule 6 (2) (movables) and Rule 8 (6) (immovable) of the Security Interest (Enforcement) Rules, 2002, calling upon you to discharge in full liabilities Rs. 1,30,50,606.77/- (Rupees One Crore Thirty Lakhs Sixty Thousand Six Hundred Six and Seventy Seven Paise Only) towards CCOD A/c No. 4611604251 and Rs. 4,17,19,884/- (Rupees Four Crores Seventeen lakhs Nineteen Thousand Eight Hundred and Eighty Four Only) towards CCOD A/c No. 4611531496 both due as on 31.03.2022, **aggregating to Rs. 5,47,70,490.77/- (Rupees Five Crore Forty Seven Lakhs Seventy Thousand Four Hundred Ninety and Seventy Seven Paise Only)**, with further interest, costs, charges and expenses thereon with effect from 01-04-2022, within 30 days from the date of this notice, failing which, the bank shall proceed under the Act with the sale through e-auction of the secured properties "AS IS WHERE IS" & "AS IS WHAT IS BASIS", and "WHATEVER THERE IS" and "NO RECOURSE" and no Complaint basis to realize the above stated out standings, with interest and costs.

DETAILS OF SALE

| | |
|---|--|
| Date and time of Auction | 29-06-2022 at 11:00 AM |
| Reserve Price for Immovable Property mentioned in Schedule Of Property - 1 | Rs.2,52,84,000/- (Rupees Two Crore Fifty Two Lakhs Eighty Four Thousand Only) |
| Earnest Money Deposit of Property - 1 | Rs.25,28,400/- (Rupees Twenty Five Lakh Twenty Eight Thousand Four Hundred Only) |
| Reserve Price for Immovable Property mentioned in Schedule Of Property - 2 | Rs.5,27,82,000/- (Rupees Five Crore Twenty Seven Lakhs Eighty Two Thousand Only) |



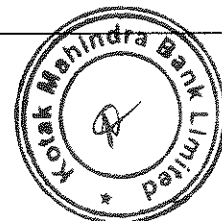


| | |
|--|---|
| Earnest Money Deposit of Property - 2 | Rs.52,78,200/- (Rupees Fifty Two Lakhs Seventy Eight Thousand Two Hundred Only) |
| TDS to be deducted | 1% of Auction Price |
| Place Auction | Through e-auction platform provided at the website: https://kotakbank.auctiontiger.net also on Auctiontiger mobile app |
| Place of opening Tender | Kotak Mahindra Bank Limited, Agri Business Group, M-18 & M-19, APMC Market I, Phase II, Sector 19, Masala Market, Vashi, Navi Mumbai – 400703 |

CONDITIONS FOR TDS DEDUCTION

- TDS shall be deducted and deposited in the name of the Mortgagor.
- If the mortgaged property is jointly owned, the TDS shall be reported in the name of the first owner, unless there is a specific ratio of ownership in the sale deed, in which case the TDS shall be deducted in the proportion of their ownership ratio.
- Auction Purchaser, after depositing TDS, shall submit Form No 16A as proof of TDS payment and confirmation.

| Item No. | Description of the Properties put for sale |
|----------|--|
| (1) | <p style="text-align: center;"><u>Property -1</u></p> <p>Shop Cum Godown No M-29, Admeasuring 109.27 Sq.mt. Area or Thereabouts, On the ground floor, In APMC, In Phase II, Market I, Situated on land knows as Plot No.2, In Sector 19, Out of GAT No.796, Turbhe – Vashi, Navi Mumbai, In the Revenue Village of Turbhe, Taluka and District Thane. 29 owned by M/s.KCN Exports Ltd.</p> <p><u>Boundaries of the property (As per valuation report):-</u></p> <p>TOWARDS EAST : Shop Cum Godown No: M-30 TOWARDS WEST : Shop Cum Godown No: M-28 TOWARDS NORTH : Central Functions Plot TOWARDS SOUTH : 12.00 Mtrs wide docking area</p> <p>Together with all fixtures and fitting buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights and annexed thereto</p> |



Property -2

Flat No.401, **Admeasuring 2350 Sq.Ft** Built-up Area and 1071 Sq.Ft Terrace Area, On the 4th Floor, In the Building know as “**SONAL**”, **plot no.279**, Sher-E-Punjab Co-Operative Housing Society Limited, Situate lying and Being at Mahakali Caves Road, Andheri-East, Mumbai – 400093, Bearing Survey No.29 to 38 and 43, In the Registration Sub District Bandra District, Bombay Suburban owned by **Mrs.Neelam Subhash Anand (Deceased)** and bounded as under:-

Boundaries of the property (As per valuation report):-

TOWARDS EAST : Guru Govind Singh Marg
TOWARDS WEST : Plot No.280
TOWARDS NORTH : Gulmohor Marg
TOWARDS SOUTH : Madhukunj Society

For Kotak Mahindra Bank Ltd.


(Authorized Officer)