

**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:** : ZONE-2 NYATI UNITREE, 4TH FLOOR, YERWADA, PUNE NAGAR HIGHWAY, PUNE – 411006

**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 9 (1) 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 LIMITED** SECURED CREDITOR ON 20.12.2021, PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY ESSEL FINANCE BUSINESS LOAN LIMITED, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF BANKS DUES.**

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY**

ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING SURVEY NO. 99, HISSA NO. 2/3A/2/1, HOUSE NO. 1029, ADMEASURING 100 SQ.MTRS. ALONG WITH CONSTRUCTION THEREON, SITUATED AT DEEPAK NAGAR, GOPALPATTI, VILLAGE, MANJRI BK., TALUKA HAVELI, DISTRICT PUNE, WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, TALUKA HAVELI, DISTRICT PUNE AND THE PROPERTY BOUNDED AS UNDER(BOUNDARIES CONSIDERED AS PER SALE DEED):-

ON OR TOWARDS EAST:- PROPERTY OF MR. UGALE

ON OR TOWARDS WEST:- REMAINING PROPERTY OF SAME SURVEY NO.

ON OR TOWARDS NORTH:- 10 FTS WIDE ROAD

ON OR TOWARDS SOUTH:- REMAINING PROPERTY OF SAME SURVEY NO.

| <b>BORROWER/S &amp; GUARANTOR/S NAME &amp; ADDRESS</b>  | <b>1.DATE &amp; TIME OF E-AUCTION<br/>2.LAST DATE OF SUBMISSION OF EMD<br/>3.DATE &amp; TIME OF THE PROPERTY INSPECTION</b>  | <b>1. RESERVE PRICE<br/>2. EMD OF THE PROPERTY<br/>3. BID INCREMENT</b>   |
|---|--|---|
| <p><b>MR.NITIN MARUTI GHULE<br/>S/O MR. MARUTI GHULE</b></p> <p><b>MR. KIRAN MARUTI GHULE<br/>S/O MR. MARUTI GHULE</b></p> <p><b>MRS. PUSHPA MARUTI GHULE<br/>W/O MR. MARUTI GHULE</b></p> <p><b>ALL AT:</b></p> <p>HOUSE NO.1029, SURVEY NO.99,</p> <p>HISSA NO. 2/2A/2/1, DEEPAK NAGAR,</p> <p>GOPAL PATTI, NEAR MHASOBA COLONY,</p> <p>MANJARI BK, PUNE-412307</p> <p><b>ALSO ALL AT:-</b></p> <p>SURVEY NO. 46/14, MALWADI WASTI,</p> | <p>1) E-AUCTION DATE 03.08.2023 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 02.08.2023 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION 18.07.2023 BETWEEN 11:00 AM TO 4:00 PM (IST)</p> | <p><b>RESERVE PRICE:</b><br/>RS. 28,00,000/- (RUPEES TWENTY EIGHT LAKH ONLY)</p> <p>EMD: RS. 2,80,000/- (RUPEES TWO LAKH EIGHTY THOUSAND ONLY)</p> <p><b>BID INCREMENT –</b><br/>RS.10,000/-- (RUPEES TEN THOUSAND ONLY) &amp; IN SUCH MULTIPLES.</p> |

TALUKA HAVELI, NEAR WATER TANK,

LOHAGAON, PUNE-411014.

LOAN NO. LNPUN00517-180001670

TOTAL OUTSTANDING:.. RS. 54,75,629 /-(RUPEES FIFTY FOUR LAKH SEVENTY FIVE THOUSAND SIX HUNDRED TWENTY NINE ONLY ) AS OF 4-7-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 5-7-2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT PUNE 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 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 **MS. ASAWARI KININGE (+91 8605552369)**, **MR. GURPAL SINGH (+91 8976898212)**, **MR. NILESH S. DESAI (+91 9822501623)** & **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](http://WWW.KOTAK.COM) AND/OR ON [HTTPS://BANKEAUCTIONS.COM](https://bankeauctions.com)

PLACE: PUNE

DATE:.....

AUTHORIZED OFFICER  
KOTAK MAHINDRA BANK LIMITED