

**KOTAK MAHINDRA BANK LIMITED**

Registered Office: 27 BKC, C 27, G Block, BandraKurla Complex, Bandra (E), Mumbai - 400 051.
Regional Office: Aman Plaza 4th Floor 160/16, CST Road, Koliverry Village Kunchi Kurve Nagar, Near Hotel Hare Krishna Santucz East Mumbai - 400098.
(Corporate Identity No. L65110MH1985PLC038137)

PUBLIC NOTICE FOR AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/ Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner M/s. C1 India Pvt. Ltd. i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:

Loan Account Nos.		HF37359200			
Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)		1) Suvishr Specialty Chem PLTD (Borrower), 2) Sujata Vinay Patil (G), 3) Vinay Manohar Patil (G) & 4) Vinay Manohar Patil HUF (G)			
Demand Notice Date: 19.09.2018, Demand Notice Amount [13(2) Notice Amount]: Rs. 1,24,60,060.70/- (Rupees One Crore 13(2) Notice date]: Twenty Four Lakh Sixty Thousand Sixty And Paisa Seventy Only as on 19.09.2018					
Loan Account Nos.		HF37359190			
Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)		1. Vinay Manohar Patil ; 2. Sujata Vinay Patil			
Demand Notice Date: 06.12.2019, Demand Notice Amount [13(2) Notice Amount]: Rs. 58,03,792.41/- (Rupees Fifty Eight Lakhs 13(2) Notice date]: Three Thousand Seven Hundred Ninety Two and Paisa Forty Two Only] as on 19.09.2018					
Property No.	Description of Property	Reserve Price	Earliest Money Deposit	Date of Inspection of Immovable Properties	Date / time of Auction
Property No. 1	Flat No. 1402, Lodha Luxuria Eastern Express Highway, Majewada - 400601, Thane West.	Rs.2,33,82,000/- (Rupees Two Crores Thirty Three Lakhs Eighty Two Thousand Only)	Rs.23,38,200/- (Rupees Twenty Three Lakhs Thirty Eight Thousand Two Hundred Only)	23.07.2024 from 11 a.m. to 12 p.m.	01.08.2024 from 2 p.m. to 3 p.m.
Last Date for Submission of Offers / EMD : -31.07.2024 till 5.00 pm					
Bid Incremental Amount : Rs.1,00,000/- (Rupees One Lakhs Only)					

Important Terms & Conditions of Sale : (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out thereon. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt Ltd i.e. www.bankaeuctions.com for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as [https://www.bankaeuctions.com](http://www.bankaeuctions.com) and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any inquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner M/s. Vinay Chauhan, through Tel. No.: +91 7291971124,25,26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankaeuctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal ([https://www.bankaeuctions.com](http://www.bankaeuctions.com)) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with due date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the Borrower/Guarantors/Mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website [https://www.kotak.com/en/bank-auctions.html](http://www.kotak.com/en/bank-auctions.html) or contact the Collection Officer Mr. Ismail Deshmukh @ 9324906979, Email ID: ismail.deshmukh@kotak.com, Mr. Kanhayashan Gupta @ 8369156909, Email ID: kanhayashan.gupta@kotak.com and/or Mr. Ashok Motwani @ 9873737351, Email ID: ashok.motwani@kotak.com at above mentioned Regional office of Bank.

Special Instructions:-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other para-legal requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/impose his/ her Bid to avoid any such complex situations.

We have served 30 days sale notice to borrower/Guarantor/Mortgagor by letter dated 05.06.2024 under the provisions Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Date : 10.07.2024
Place : Mumbai

Kotak Mahindra Bank Limited

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**TATA CAPITAL HOUSING FINANCE LTD.**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING LIMITED Lodha i-Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No.2, Behind TCS, Thane (W) 400 607

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

Sr. No	Loan A/c / No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earliest Money	Type of possession
34	9754823	MR. SANJAY SURESH SHEGOKAR MRS. REKHA SANJAY SHEGOKAR	Rs. 3,98,013/- (Rupees Three Lakh Ninety Eight Thousand Thirteen Only).....11-03-2020	Rs. 4,00,000/- (Rupees Forty Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical

Description of the Immovable Property: All that piece and parcel of the Schedule - A All that piece and parcel of land forming Non-Agricultural land admeasuring 76560 Sq. Mtrs. all situated at village Khadychapada, Taluka Karjat, District Raigad as per the sanctioned layout plan of project known as "Xibia Vangan" lying and being situated in Village Khadychapada, Taluka Karjat, District Raigad.

Schedule - B The Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) Carpet area, bearing No. 1 situated on the Ground Floor in "C3" Building of the said Complex to be known as "Xibia Vangan" under construction on the land more particularly described in the First Schedule herein above written

Sr. No	MR. RIYA JUDDIN SHEIKH, MR. MOBIN ALUDDIN SHEIKH	Rs. 13,58,416/- (Rupees Thirteen Lakh Fifty Eight Thousand Four Hundred Sixteen Only).....18-06-2019	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000/- (Rupees Seventy Nine Thousand Only)	Physical
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Description of the Immovable Property: Schedule - A All that piece and parcel of land ground situated project known as "Xibia Waral" within the Registration, Sub-District, Taluka Karjat, Dist. Raigad and within the limits of the Sub registrar Karjat bearing below mentioned Survey Number of sanction layout, Mouje Waral Tarse Wared, respectively admeasuring an area 09 H 30 R 00 and as per the building Plan.

Schedule - B The Residential Flat admeasuring 30.94 Sq. Mtrs. (equivalent to 333 Sq. Ft.) carpet area bearing No. 307 situated on the Third in K'1 Building of the said complex to be known as "Xibia Waral".

Sr. No	MR. RUPESH MAHESH RAWAL MRS. GULSHAN SHAIKH	Rs. 7,95,713/- (Rupees Seven Lakh Ninety Five Thousand Seven Hundred Thirteen Only).....06-12-2019	Rs. 5,85,000/- (Rupees Five Lakh Fifty Eight Thousand Only)	Rs. 58,500/- (Rupees Fifty Thousand Only)	Physical
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Description of the Immovable Property: All that Flat premises bearing No. 106/A, on the First Floor, Building No. 3, A Wing, admeasuring 31.33 Sq. Mtrs. + Terrace 11.98 Sq. Mtrs. Carpet area in the building known "Sai Rachana Apartment Building No. 3, in the project known as "Shalgam Township" constructed on N.A. land bearing Gut No. 153, lying, being and situated at village Padaghe, within the area of Padaghe Gram Panchayat, Panchayat Samiti Palghar, Zilla Parishad Palghar, Taluka and Registration Sub-District Palghar, District and Registration District Palghar.

Sr. No	MRS. SONI SHASHIKANT MISHRA, MR. SHASHIKANT RAJARAM MISHRA	Rs. 130,986/- (Rupees Thirteen Lakh Eight Thousand Nine Hundred Sixty Only).....26-04-2021	Rs. 7,80,000/- (Rupees Seven Lakh Eighty Thousand Only)	Rs. 78,000/- (Rupees Seventy Eight Thousand Only)	Physical
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Description of the Immovable Property: All That Piece & Parcel Of Residential Property bearing Flat No. 404 on the 4th Floor Admeasuring 540 sq. ft. Built up Area/Carpet Area in the Building known as "Shree Township" Building No. 7, Wing-14, as per approve Plan Constructed on N. A. land bearing survey No. / Gut No. 10+581, admeasuring 1-15-5 HRP equivalent to 11550sq. mtrs. of Vill : Kambalgao, Ta: Palghar, Dis: Palghar

Sr. No	MRS. VARSHA SURESH PRADHAN, MR. VIGHNESH MANGALDAS KHAMGAONKAR	Rs. 17,05,742/- (Rupees Seventeen Lakh Five Thousand Seven Hundred Forty Two Only).....02-06-2021	Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)	Rs. 85,500/- (Rupees Eighty Five Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Flat Premises No. 103 admeasuring about 660.77 Sq. Ft. Carpet, on 1ST Floor, Building No. 13, A/Wing, in the Building Name "Avtar", in Sector 1, Project known as "Karm Residence", to be constructed on the land or ground bearing Survey No. 168/1/162/16, 162/2, 167/1, 162/2, 170, 172/1, 172/2/Part 1, 172/2/Part 2, 172/2/Part 3, 172/2/Part 4, 172/2/Part 5, 172/2/Part 6, 172/2/Part 7, 172/2/Part 8, 172/2/Part 9, 172/2/Part 10, 172/2/Part 11, 172/2/Part 12, 172/2/Part 13, 172/2/Part 14, 172/2/Part 15, 172/2/Part 16, 172/2/Part 17, 172/2/Part 18, 172/2/Part 19, 172/2/Part 20, 172/2/Part 21, 172/2/Part 22, 172/2/Part 23, 172/2/Part 24, 172/2/Part 25, 172/2/Part 26, 172/2/Part 27, 172/2/Part 28, 172/2/Part 29, 172/2/Part 30, 172/2/Part 31, 172/2/Part 32, 172/2/Part 33, 172/2/Part 34, 172/2/Part 35, 172/2/Part 36, 172/2/Part 37, 172/2/Part 38, 172/2/Part 39, 172/2/Part 40, 172/2/Part 41, 172/2/Part 42, 172/2/Part 43, 172/2/Part 44, 172/2/Part 45, 172/2/Part 46, 172/2/Part 47, 172/2/Part 48, 172/2/Part 49, 172/2/Part 50, 172/2/Part 51, 172/2/Part 52, 172/2/Part 53, 172/2/Part 54, 172/2/Part 55, 172/2/Part 56, 172/2/Part 57, 172/2/Part 58, 172/2/Part 59, 172/2/Part 60, 172/2/Part 61, 172/2/Part 62, 172/2/Part 63, 172/2/Part 64, 172/2/Part 65, 172/2/Part 66, 172/2/Part 67, 172/2/Part 68, 172/2/Part 69, 172/2/Part 7