

Date: 10th September, 2024**To,**

1. **Shilp Enterprises**
D-35, MIDC, Shirola,
Kolhapur - 416122,
Maharashtra
2. **Mr. Samir U. Kale**
Plot No. 17, Laxmanrao Mohite Colony,
Near D Y Patil Hospital, Kadamwadi
Road, Kolhapur, Pin Code- 416003
AND
3. **Mr. Samir U. Kale**
Flat No.702, 7th Floor, 'B' Wing,
"Govind Sagar" Panvel
Raighad - 410206
4. **Mr. Vivek Madan Kavle (HUF)**
CS No. 36/A/26, Plot No. 5,
Atharv Siddhi, E-Ward,
Tarabai Park, Kolhapur-41600
5. **Supriya U. Kale**
Plot No. 17, Laxmanrao Mohite Colony,
Near D Y Patil Hospital, Kadamwadi
Road, Kolhapur, Pin Code- 416003
6. **Mr. Vivek Madan Kavle**
Fantasia Building B-1503,
Raheja Garden, L B S Marg
Opp Tip Top Hotel,
Naupada Thane - 400602
AND
7. **Vivek Madan Kavle**
Flat No. E-1202, 12th Floor,
Shonest Tower Building E,
Near Costa Rica Building,
Wakad,Pune-411057

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken on **27th of December, 2021** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **27th September, 2024** for recovery of **Rs. 2,08,90,027.02/- (Rupees Two Crores Eight Lakhs Ninety Thousand Twenty Seven and Two Paise Only)** as on **04.01.2019** along with all outstanding dues (interest and charges) as on the date of Auction to the Secured Creditor ("**Mahindra and Mahindra Financial Services Limited**") from M/s

Shilp Enterprises (Borrower), Mr. Samir U. Kale, Mr. Vivek Madan Kavle (HUF), Mrs. Supriya U. Kale and Mr. Vivek Madan Kavle (Guarantors and Mortgagor).

1	Name of the Borrower & Mortgagor	M/s Shilp Enterprises (Borrower), Mr. Samir U. Kale, Mr. Vivek Madan Kavle (HUF), Mrs. Supriya U. Kale and Mr. Vivek Madan Kavle (Guarantors and Mortgagor)
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	<p>27th September, 2024 at 10:00 AM to 05.00 PM</p> <p>The E-Auction Sale will be online through e-auction portal.</p> <p>The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through Demand Draft payable at Mumbai and favouring "Mahindra and Mahindra Financial Services Ltd" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID 26.09.2024.</p>
4	Lot- I*	<p>Demand Notice dated- 07/03/2019;</p> <p>Amount Due: Rs. 2,08,90,027.02/- (Rupees Two Crores Eight Lakhs Ninety Thousand Twenty Seven and Two Paise Only) as on 04.01.2019</p> <p>Date of Possession: 27th of December, 2021.</p>
5	Reserve Price	41,31,000/- (Rupees Forty One Lakh Thirty One Thousand)
6	Earnest Money Deposit ("EMD")	4,13,100/- (Rupees Four Lakh Thirteen Thousand One Hundred Only)
7	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One Lakh Only)
8	Date & Time of inspection of property for intending purchaser	<p>18th to 23th of September, 2024</p> <p>Between 11:00 AM to 5:00 PM</p>
	Contact Person Name, Number & Email-Id	<p>Ms. TRUPTI PARVADI +91 9158356607. PARVADI.TRUPTI@mahindra.com</p> <p>Mr. DEEPAK WAVHALE +91 9975421187 wavhale.deepak@mahfin.com</p>

DESCRIPTION OF IMMOVABLE PROPERTIES

First & exclusive charge on Land & building at Flat No.702, on the 7th Floor, Wing B,"GovindSagar" Survey No.797/2, Panvel-410206,Raighad, Maharashtra. The detail description is as follows:

***LOT-I:** All that piece and parcel of the land , ground, property and flat lying, being and situated at, Flat No.702, admeasuring 690 sq feet equivalent to 64.10 Sq. meters approx.. carpet area including Balcony or balconies on the 7th floor, of B-wing, in the building known as "GovindSagar" including covered car parking (stilt) No. 797/2 (B-702) having area H.O.R. 91.6 (2 Acre and 15 Gunthus) out of Survey No. 797, of Village Panvel in the revenue Village Panvel, Taluka Panvel District Raigad, within the Registration and Sub-Registration District of Panvel and also within the District and division of Raighad, Taluka and Sub-Division of Panvel, District Raighad, State Maharashtra, Pin code 410206 alongwith construction or any future constructions, comprised of sheds, structure building thereon with land bounded as follows:-

On or towards East -: Property at Survey No.476.

On or towards West -: Property at Survey No.854 & Survey No. 485

On or towards South-: Property at Survey No.826

On or towards North- Property at Survey No.797/1

TERMS & CONDITIONS: (1) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities. (2) The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit the EMD shall be payable through Demand Draft payable at **Mumbai** and favouring "**Mahindra and Mahindra Financial Services Ltd**" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID 26.09.2024. (3)Bids are invited for the lot together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) The bid shall be submitted along with the aforesaid EMD in a sealed cover superscribed "**Offer for purchase of Property (Lot No. -I) "** so as to reach **Ms. TRUPTI PARVADI, Authorized Officer, Mahindra and Mahindra Financial Services Limited, at the said address** on or before **26.09.2024**. (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders on **27.09.2024 on prescribed time**. The E-Auction Sale will be online through e-auction portal. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (7) The successful Purchaser/s of the Lot, shall deposit 25% of the sale price, adjusting the EMD already paid, immediately or latest before closing hours of the next working day after the acceptance of bid

price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited. (8) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (9) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (10) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property (11) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (12) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. (13) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (14) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof. (15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002. (16) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankeauctions.com> & www.mahindrafinance.com before submitting their bids and taking part in e-auction. (17) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. (18) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. (19) Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/ 7291981125/ 7291981126. Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail-id: Mannur.govindarajan@c1india.com and for any query in relation to Property, they may contact Authorised Officer (Mr. Deepak Wavhale, Mob No, 9975421187, Email Id: wavhale.deepak@mahfin.com & Mrs. Trupti Parvadi, Mob No. 9158356607, Email Id: PARVADI.TRUPTI@mahindra.com)

For detailed terms and conditions of sale, please visit: <https://www.mahindrafinance.com/sme-loans/auction-notice>

Yours Faithfully,



Authorised Signatory
Mahindra and Mahindra Financial Services Limited