



**KOTAK MAHINDRA PRIME LIMITED**  
Registered Office - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 . Branch office at: Office No. 305, Third Floor, Spire-2, 150 Feet Road, Near Ayodha Chowk, Rajkot - 360006

**POSSESSION NOTICE**

(For immovable property)

(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Loan Account Name: M/S REALIX INDUSTRIES PVT LTD, Loan Account No. K LAP13386

WHEREAS,

The undersigned being the Authorised Officer of the Kotak Mahindra Prime Ltd, a Non-banking Finance Company within the meaning of the Banking Regulation Act, 1949 having its **Registered Office** at: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 and **Branch office** at: Adamas Plaza, 1st Floor, 166, 16, CST Road, Koliyari Village, Kunchi Kurve Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400098, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 21-August-2025 to, 1. M/S Realix Industries Pvt Ltd Through its Director : Mr. Sandip Prabhakar Diwate (Borrower/Mortgagor) Having address at: 3rd Shop no. TA - 01, Lake City Mall, Ghobunder Road, Kapurbandi Junction, Thane (West), 400607. Also at: Flat No. 18-22, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. 2. Mr. Sandip Prabhakar Diwate (Co-Borrower) Having address at: 601, 6th Floor, Leona building, Rodaas Enclave, Hirandani Estate, Ghobunder Road, Thane-400607. Also at: Flat No. 18-22, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. 3. Mrs. Nidhi Khular (Co-Borrower) Having address at: A 604, Sparta Building, Hirandani Estate, Ghobunder Road, Thane West, Near Crosica building, Thane-400610. Also at: Flat No. 18-22, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. To repay total outstanding amount aggregating to Rs.1,99,64,625.65/- (Rupees One Crore Ninety Nine Lakhs Sixty Four Thousand Six Hundred Twenty Five and Paise Sixty Five Only), payable as on 21-Aug-2025, towards the outstanding amount for Loan Account No. K LAP13386, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 22-Aug-2025, till it's actual realization ("outstanding amount") within 60 days from the date of delivery of the said Demand Notice. The aforementioned Borrower/Co-Borrower having failed to repay the amount, notice is hereby given to the hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **KOTAK MAHINDRA PRIME LIMITED**, having **Branch office** at: Adamas Plaza, 1st Floor, 166, 16, CST Road, Koliyari Village, Kunchi Kurve Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400098, for an amount of Rs. 1,99,64,625.65/- (Rupees One Crore Ninety Nine Lakhs Sixty Four Thousand Six Hundred Twenty Five and Paise Sixty Five Only), payable as on 21-Aug-2025, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 22-Aug-2025 till the date of full repayment and / or realization. The Borrowers/Co-Borrowers/Legal Heirs Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset.

**Description of the Immovable Properties :-** (1) **Name of the Property -** Flat No. 18, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. **Description of the property- ALL THAT A Flat no. 18, Ground Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W),** admeasuring about 120 sq. ft. of carpet Area, (hereinafter referred to as the said Premises) constructed on plot of land bearing T.No. 12, C.T.S. No. 1A/1B, Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub - District of Thane. As per the copy of documents provided for valuation the subject property is identified. **Name of the Owner -** Owned by (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (2) **Name of the Property -** Flat No. 18, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. **Description of the property- ALL THAT A Flat no. 19, Ground Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W),** admeasuring about 275 sq. ft. of built-up Area, (hereinafter referred to as the said Premises) constructed on plot of land bearing T.No. 12, C.T.S. No. 1A/1B, Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub - District of Thane. As per the copy of documents provided for valuation the subject property is identified. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (3) **Name of the Property -** Flat No. 2, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. **Description of the property- ALL THAT A Premises no. 20, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W),** admeasuring about 655 sq. ft. of built-up Area, (hereinafter referred to as the said Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub - District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (4)

**Name of the Property -** Flat No. 21, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. **Description of the property- ALL THAT A Premises no. 21, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W),** admeasuring about 380 sq. ft. of built-up Area, (hereinafter referred to as the said Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub - District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (5) **Name of the Property -** Flat No. 22, B Wing, Shirin Apartment CHS Ltd, Old Agra Road, Panchpakhadi, Thane West-400 601. **Description of the property- ALL THAT A Premises no. 22, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W),** admeasuring about 635 sq. ft. of built-up Area, (hereinafter referred to as the said Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub - District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate

Loan Account Name: M/S REALIX INDUSTRIES PVT LTD, Loan Account No. K LAP57910

WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Prime Ltd, a Non-banking Finance Company within the meaning of the Banking Regulation Act, 1949 having its **Registered Office** at: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 and **Branch office** at: Adamas Plaza, 1st Floor, 166, 16, CST Road, Koliyari Village, Kunchi Kurve Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400098, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 21-August-2025 to, 1. M/S Realix Industries Pvt Ltd Through its Director : Mr. Sandip Diwate (2) **Name of the Property -** Flat No. 8, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** Owned by (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (3) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (4) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (5) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (6) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (7) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (8) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (9) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (10) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (11) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (12) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (13) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (14) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (15) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (16) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (17) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (18) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (19) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (20) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (21) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (22) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (23) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi, within limits of Municipal Corporation of Thane, within the Registration District and Sub-District of Thane. **Name of the Owner -** (1) M/S REALIX INDUSTRIES PVT LTD Through its Director : Mr. Sandip Diwate (24) **Name of the Property -** Flat No. 9, 1st Floor, Shirin Co-op. Hsg. Society Ltd., Old Bombay Agra Road, Thane (W), admeasuring about 860 sq. ft. of built-up Area, (hereinafter referred to as the Premises) constructed on plot of land bearing T.No. 12, C.S. No. 214 and C. No. 1/14, 1/15, Final Plot No. 433 and 435 of TPSI Situated at Old Agra Road, Village Panchpakhadi