



# KOTAK MAHINDRA BANK LIMITED

12-BKC, 6th Floor, Plot No. C-12, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051.  
CIN NO. L65110MH1985PLC038137

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY OF SACHDEVA & SONS RICE MILLS LTD. AND MR. ASHOK SACHDEVA UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Whereas, Centurion Bank of Punjab Limited (the successor of Bank of Punjab Limited) has assigned the debt due to it from Sachdeva & Sons Rice Mills Limited ("Borrower") along with the underlying securities in favour of Kotak Mahindra Bank Limited ("KMBL").  
Whereas, the Authorised Officer of Bank of Punjab Limited had issued notice dated 17.02.2005 under the provisions of Section 13(2) of the SARFAESI Act and called upon the Borrower and the guarantors to pay the amounts mentioned therein, within 60 days of receipt of the said notice. The said demand was not complied with. Pursuant to the failure to pay the amount demanded, and pursuant to the assignment of debt by Centurion Bank of Punjab Limited to KMBL, the AO took physical possession of the properties as detailed herein below, after complying with the provisions of the SARFAESI Act and Rules enacted therein. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act read with the Rules therein, the undersigned has decided to sell the said properties by E-Auction. Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described Immovable Properties mortgaged to KMBL, the physical possession of which has been taken by the Authorised Officer of KMBL on 12.02.2024, will now be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on **16-04-2024** between 11.00 a.m. to 12.00 noon, for recovery of a sum of Rs.243,91,02,776.38 (Rupees Two Hundred Forty Three Crores Ninety One Lakhs Two Thousand Seven Hundred Seventy Six and Paise Thirty Eight Only) as on 29-2-2024 with further interest thereon @11.50% per annum at monthly rests from 01-3-2024 till payment or realization, due to KMBL from the Borrower viz. Sachdeva & Sons Rice Mills Ltd. and the Guarantors namely Mr. Ashok Sachdeva, Mrs. Indu Sachdeva, Mr. Vinod Sachdeva and Mrs. Vaneeta Sachdeva.

Sr No.	Name of Borrower/ Mortgageor	Description of immovable and movable properties put for auction (Secured Asset)	Last date for Bid Submission	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)	Encumbrances
1	Mr. Ashok Sachdeva	Flat No. 20, 4th Floor, India House No.4, CHS Ltd. August Kranji Marg, Kemps Corner Mumbai 400026 - admeasuring approximately - 1155 Sq.Ft.	15-4-2024 till 5.00 p.m.	5,00,00,000 (Rs. Five Crores only)	50,00,000 (Rupees Fifty Lakhs Only)	Society dues Rs.20,00,420/- as of March 2024
2	Sachdeva & Sons Rice Mills Ltd	Office No. 9, Mashriq Building, Friends Union Premises Co-op. Society Ltd., 2nd Floor, 227, P.D. Mello Road, Fort, Mumbai 400 001 admeasuring approximately- 850 Sq.Ft.	15-4-2024 till 5.00 p.m.	2,25,00,000 (Rs. Two Crores Twenty Five Lakhs Only)	22,50,000 (Rs. Twenty Two Lakhs Fifty Thousand Only)	Society dues Rs.29,90,412/- as of March 2024

### Terms & Conditions:

- The date of Inspection for Property at Sr. No.1 is **08-04-2024** and for Property at Sr. No.2 is fixed for **10-04-2024**, both from **11.00 am to 3.00 pm**.
- The auction will be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on **16-04-2024** from **11.00 a.m. to 12.00 noon**. The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E auction
- The intending bidders shall hold valid E-mail id. For details with regard to E-Auction, the intending bidders may contact M/s E. Procurement Technologies Ltd (Auction Tiger). Mr. Ramprasad Sharma - 9265562818 /9265562821/079-68136842/6869 email id: support@auctiontiger.net & ramprasad@auctiontiger.net for uploading the detailed terms and conditions and the bid documents. The bidders may contact Bank officers on 9820990050. The terms and conditions shall be binding on the bidders who participate in the bidding process. The terms and conditions and the bid documents of the said auction is also available on the website of the bank <https://www.kotak.com/en/bank-auctions.html>
- The sale is subject to the terms and conditions dated **06-03-2024** and shall be binding on the bidders.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of Account No. 8411307138, Kotak Mahindra Bank Ltd. A/c E-Auction, Malad (East) Branch, Mumbai, IFSC Code: KKBK0000646, on or before **15-04-2024** upto **5:00 p.m.** and bidders shall mention the Sr. No. for which the bid is made. The duly filled bid documents along with EMD details is to be submitted online. Any bid documents submitted without depositing the EMD amount shall stand automatically rejected.
- Duly filled and signed copy of the bid documents and terms and conditions dated 06-03-2024 along with EMD details and the KYC documents are to be submitted online on the portal <https://kotakbank.auctiontiger.net>.
- The Authorised Officer has the absolute right and discretion to accept or reject any bids or adjourn/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason;
- This publication is also a notice under rule 8 (6) of Security Interest (Enforcement) Rules to the Borrower/Guarantors of the above said holding of auction sale on the above mentioned date / place if the entire outstanding dues are not paid in full before the date of e-Auction.
- It may be noted that in case of any discrepancy /inconsistency between the notices published in English and in Marathi then the contents of the notice published in English will prevail.

Place : Mumbai,  
Date : 06-03-2024

Authorized Officer  
Kotak Mahindra Bank Ltd.