



KOTAK MAHINDRA BANK LTD.

PUBLIC NOTICE FOR AUCTION CUM SALE

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051.

Corporate Identity No. L65110MH1985PLC038137, Regional Office, Kotak Mahindra Bank Ltd., 7th Floor, Ambadeep Building, 14 K.G.Marg, New Delhi-110001

Notice is hereby given to the public in general and in particular to the Borrower/Guarantor/Mortgagor that the below described immovable properties mortgaged to the Secured Creditor i.e. Kotak Mahindra Bank Ltd. the Symbolic Possession of Properties 1, 2 & 3 has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd. As mentioned below, and will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, particulars of which are given below:-

Name of the Borrower(s) / Mortgagor(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Date of Inspection of Immovable property
1. M/s Shri Mahadeo Creations (Borrower) Through its partner Mr. Jitendra Kumar Agrawal 2. Mr. Jitendra Kumar Agrawal (Mortgagor & Guarantor), 3. Mr. Manoj Kumar Agrawal (Guarantor & Mortgagor), 4. Mr. Pankaj Agrawal (Guarantor & Mortgagor), 5. Mr. Saksham Agrawal (Guarantor) 6. Mrs. Shashi Agrawal (Guarantor & Mortgagor) 7. Mrs. Shalini Agrawal (Guarantor & Mortgagor) (Loan Account No. 1512620144)	20th May 2019 Rs. 1,50,78,633/- (Rupees One Crore Fifty Lacs Seventy Eight Thousand Six Hundred Thirty Three Only) due and payable as on 26th March 2019	All that part and parcel of the Properties bearing:- Property 1:- Arazi No-414, Mauja-Tarna, Ward-Shivpur, Teh. & Dist.- Varanasi, admeasuring 22596 sq. ft. owned by Mrs Shashi Agrawal.	Rs. 4,03,45,000/- Earnest Money Deposit (EMD) 10% of Bid Amount	18.02.2020 11:00 hrs – 12:00 hrs Last Date for Submission of Offers / EMD 24.02.2020 till 5.00 pm. Date/ time of Auction 25.02.2020, 1100 hrs -1200 hrs
1. M/s Shri Mahadeo Saree House (Borrower) 2. Through its partner Mr. Jitendra Kumar Agrawal, 3. Mr. Jitendra Kumar Agrawal (Guarantor) 4. Mr. Manoj Kumar Agrawal (Guarantor & Mortgagor) 5. Mr. Pankaj Agrawal (Guarantor) 6. Mr. Saksham Agrawal (Guarantor) 7. Mrs. Shashi Agrawal (Guarantor & Mortgagor) 8. Mrs. Shalini Agrawal (Guarantor & Mortgagor) (LOAN ACCOUNT NO. 1512621318)	30th May 2019 Rs. 3,72,92,414/- (Rupees Three Crore Seventy Two Lacs Ninety Two Thousand Four Hundred Fourteen Only) as on 26th Mar'19	Property 2:- Arazi no.-415, Mauja-Tarna, Ward-Shivpur, Pargana- Shivpur, Teh. & Dist. Varanasi, admeasuring 3400 sq. ft. owned by Mr. Manoj Kumar Agrawal & Shalini Agrawal.	Rs. 42,50,000/- Earnest Money Deposit (EMD) 10% of Bid Amount	18.02.2020, 11:00 hrs –12:00 hrs Last Date for Submission of Offers / EMD 24.02.2020 till 5.00 pm. Date/ time of Auction 25.02.2020,1200 hrs -1300 hrs
1.M/s Shri Mahadeo Food Products (Borrower) Through its partner Mr. Jitendra Kumar Agrawal 2. Mr. Jitendra Kumar Agrawal (Guarantor) 3. Mr. Manoj Kumar Agrawal (Guarantor & Mortgagor), 4. Mr. Pankaj Agrawal (Guarantor) 5. Mr. Saksham Agrawal (Guarantor) 6. Mrs. Shashi Agrawal (Guarantor & Mortgagor) 7. Mrs. Shalini Agrawal (Guarantor & Mortgagor) (Loan Account No. 1512621301 & 0352TL010000024)	30th May 2019 Rs. 2,01,61,171/- (Rupees Two Crore One Lac Sixty One Thousand One Hundred Seventy One) as on 26th Mar 2019	Property 3:- H/No. K 38/6, Mauza Brahmपुर Malhaiya, Ward-Kotwali, Pargana dehat Amanat, Varanasi - 221001, admeasuring 5278 sq. fts. owned by Mr. Jitendra Kumar Agrawal, Mr. Pankaj Kumar Agrawal and Mr. Manoj Kumar Agrawal	Rs. 8,15,53,800/- Earnest Money Deposit (EMD) 10% of Bid Amount	18.02.2020 13:00 hrs – 14:00 hrs Last Date for Submission of Offers / EMD 24.02.2020 till 5.00 pm. Date/ time of Auction 25.02.2020, 1300 hrs -1400 hrs
1. JITENDRA KUMAR AGRAWAL (Borrower) 2. PADMA AGRAWAL (Co-Borrower), 3. SHASHI AGRAWAL (Co-Borrower) 4. PANKAJ KUMAR AGRAWAL (Co-Borrower), 5. SHALINI AGRAWAL (Co-Borrower) 6. MANOJ KUMAR AGRAWAL (Co-Borrower) 7. SHWETA AGRAWAL (Co-Borrower), 8. SAKSHAM AGRAWAL (Co-Borrower) 9. SHREE MAHADEO SAREE HOUSE (Co-Borrower) 10. SHREE MAHADEO FOOD PRODUCTS (Co-Borrower) 11. SHREE MAHADEO CREATIONS (Co-Borrower) (Loan Account No. HF-37554485)	14th June 2019 Rs. 157,60,255.41/- (Rupees One Crore Fifty Seven Lakhs Sixty Thousand Two Hundred and Fifty Five and paise Forty One Only)			

Important Terms & Conditions of Sale:

- The property/documents can be inspected on the above given date and time with the Authorised Officer of Bank.
- Bid document/Form containing all the general terms and conditions of sale can be obtained from Authorised Officer on any working day during office hours at Bank's Regional Office mentioned herein above. The intending bidders should send their sealed bids on the prescribed Bid Form to Authorised Officer of Bank.
- Bid must be accompanied with EMD (being 10% of the Bid Amount) by Demand Draft drawn in favour of "Kotak Mahindra Bank Ltd.", payable at Delhi on or before 24.02.2020 till 5.00 p.m at the above mentioned Regional office of Bank. Bids that are not filled up or Bids received beyond last date will be considered as invalid Bid and shall accordingly be rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, the same cannot be withdrawn.
- The sealed bids will be opened on 25.02.2020 at the above mentioned timings for each of the properties, at the above mentioned Regional Office of Bank in the presence of the bidders present at that time and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorised Officer to participate in inter-se bidding to enhance the offer price.
- The bid price to be submitted shall be above the Reserve Price and the bidder shall further improve their offer in multiple of Rs. 1,00,000/- during inter-se bidding. The property will not be sold below the Reserve Price set by the Authorised Officer.
- The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Delhi and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.
- On Compliance of terms of sale, Authorised Officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration Charges, Conveyance, VAT, TDS etc. to be borne by the bidder/purchaser.
- Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any.
- The successful bidder shall bear all expenses including pending dues of any Development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the "Sale Certificate".
- The Authorised Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.
- To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorised Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property.
- Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
- The notice is hereby given to the Borrower (s) / Mortgagor(s)/ Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- The immovable property will be sold to the highest bidder. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.
- Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.

The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 30 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 upto date interest and expenses with in thirty 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 pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For further details, contact the Authorised Officer Mr. S R Anand @9999854540 and Mr. Sudhir Yadav @9999765233 at above mentioned Regional office of Bank.

Place: New Delhi
Date: 20.01.2020

Sd/-
Mr. Sudhir Yadav, Authorised Officer,
Kotak Mahindra Bank Ltd.