



Kotak Mahindra Bank Ltd.

SCO NO. 153-154-155, SECTOR 9-C, CHANDIGARH, PHONE NO. 0172-5008654, WWW.KOTAK.COM

PUBLIC NOTICE FOR SALE

Sale Notice of Immovable Properties by inviting tenders from public Under Rule 8 (5), 8(6) 9(1) & 6(2) of The Security (Enforcement) Rules 2002 and The Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.

The undersigned being the Authorized Officer (AO) of the **Kotak Mahindra Bank Ltd. (KMBL)** invites tenders/offers for sale of the below mentioned property/ies belonging to **Shri Rohit Singh Raghava son of Shri Sugarh Pal Singh** (as specified below) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (3 of 2002) read with the Security Interest (Enforcement) Rules, 2002, calling upon to discharge in full / remaining liabilities, if any amount deposited after issuance of Demand Notice. The Properties are proposed to be sold on "As is where is" and "is whatever there is basis" and on without recourse basis.

Name & address of the Borrower/s	Amount Outstanding	Description of Immovable property
1. M/s. Mohan Milk Processing Plant [Being the Borrower] Through its Partner's Mr. Rohit Singh Raghava, Mr. Shirshir Singh, Mrs. Mrinalini Singh Kachhawaha , Registered address: - Shiv Ganga Industrial Estate, 60/61, Mahadi, Village Lakeshari, Haridwar-249408. (Uttarakhand). Alternate Address: - Shiv Ganga Industrial Estate, Khasra No. 60-61, Village Lakeshari, Bhagwanpur, Roorkee (Haridwar)-247661	Rs. 4,13,38,014.25 dues as on 19.11.2019, with further interest, costs and charges	(Description of the Immoveable Non Agricultural Property owned by Shri Rohit Singh Raghava son of Shri Sugarh Pal Singh) All that piece and parcel of Equitable mortgage over Non Agricultural immovable property being Municipal no. 193/6/239 , Rajpur road, Dehradun forming part of Khasra No. 647 and 649 situated at Mauzajakhan , Pargana Central Doon, District Dehradun measuring 1425.28 Sq. Mts. or thereabout, together with all present and future structure thereon Or thereabout, together with all fittings and fixtures therein, affixed to the earth or permanently affixed to something attached to the earth in present and future owned by Shri Rohit Singh Raghava son of Shri Sugarh Pal Singh . Bounded as under: - Towards East: Property of Others, side measuring 72 Ft., Towards West: Nali thereafter Rajpur road, side measuring 72 Ft., Towards North: Property of others, side measuring 212 Ft., Towards South: 12 Ft wide road, side measuring 214 Ft. Together with all present and future structure thereon and all easementary / mamool rights annexed thereto.
1. M/s. Kamdhenu Uttarakhand Dairy Farm [Being the Borrower] Through its Proprietor Mrs. Divya Singh Registered Address:-Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand. Alternate Address:- M/s. Kamdhenu Uttarakhand Dairy Farm , Sorna Village, Near Vikas Nagar, Dehradun-248001, Ultrakhand. 2. Mr. Rohit Singh Raghava [Being the Guarantor/Mortgagor] Address:- Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand.	Rs. 81,76,972.25 as on 19.11.2019, with further interest, costs and charges	
1. Mrs. Divya Singh [Being the Borrower] Address:- Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand. Alternate Address:- W/o Rohit Singh Raghava House No. A1-201, Sahara grace apartment M G Road, behind Sahar Mall, Sector-28 Gurgoanchakkarpur, Gurgaon-122002 Haryana. 2. Mr. Rohit Singh Raghava [Being the Guarantor / Mortgagor] Address: - Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand.	Rs. 24,83,274/- as on 19.11.2019, with further interest, costs and charges	
1. Mr. Rohit Singh Raghava [Being the Borrower & Mortgagor] Address: - Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand. Alternate Address:- S/o Sugarh Pal Singh Raghava , House no. A1-201, Sahara grace apartment M G Road, behind Sahar mall, Sector- 28 Gurgoanchakkarpur, Gurgaon-122002 Haryana. 2. Mrs. Divya Singh [Being the Guarantor] Address:- Block No. 304, Narmada 3rd Floor, Sidharth Paradise, Dehradun-248001 Uttarakhand. Alternate Address:- W/o Rohit Singh Raghava House no. A1-201, Sahara grace apartment M G Road, behind Sahar mall, Sector-28 Gurgoanchakkarpur, Gurgaon-122002 Haryana.	Rs. 24,90,867.20 as on 19.11.2019, with further interest, costs and charges	

RESERVE PRICE: Rs. 6,26,00,000/- (Rupees Six Crore Twenty Six Lakhs only)

EARNEST MONEY DEPOSIT: Rs. 62,60,000/- (Rupees Sixty Two Lakhs Sixty Thousand only)

Last Date & Place of receiving tender/offer: 13.03.2020 up to 4.00 P.M. at Kotak Mahindra Bank, Agri Business Group, SCO No. 153-154-155, Sector 9-C, Chandigarh.

Date & Place of opening tender/offer: 16.03.2020 at 12.00 p.m. at Kotak Mahindra Bank, Agri Business Group, SCO No. 153-154-155, Sector 9-C, Chandigarh.

Terms & Conditions of Auction: 1. The interested parties may send/submit their offer in sealed covers superscripting on the envelope as "Offer for Sale of Assets- (write the address of asset/ property/ies)" along with Earnest Money Deposit (EMD) by way of **Pay Order/DD payable at Chandigarh, favoring Kotak Mahindra Bank Ltd.** EMD shall bear no interest, be adjusted in case of successful parties and shall be forfeited in case of default by such party. The aforesaid property/ies shall not be sold below the reserve price mentioned above. 2. The successful party has to deposit 25% of the quoted amount (inclusive confirmation of EMD) immediately on the same day (16.03.2020) by way of Pay Order / DD and remaining 75% on or before 15th day from the date of confirmation of sale. The AO may at his/her sole discretion extend in writing the time for making the payments. In case of failure to make the required payment by the stipulated date, the EMD and all amounts paid till then, shall stand forfeited without any notice and further the sale will be confirmed in favour of the tenderer who offered the next higher price or the property/ies shall be resold. 3. All such payments to be made only in the form of Banker's Cheques or Demand Draft drawn in favour of the Kotak Mahindra Bank. 4. The Authorized Officer may retain EMD of top 3 Tenderers upto 2 months from the date of opening of the tenders. 5. The Successful party would bear the charges/fees payable for conveyance/sale such as stamp duty/taxes, registration fees etc. as applicable as per law. 6. The AO will not be responsible for any charge, lien, encumbrance, property tax or any other dues to the Govt. or anybody in respect of the property/ies under sale. 7. The AO has the absolute right to accept or reject any offer or adjourn/postpone the sale without assigning any reason thereof. 8. The sale is subject to confirmation by the Bank. 9. The Bank shall not be responsible for any error, omission in this proclamation. 10. Tender-cum-auction document can be obtained from the **Kotak Mahindra Bank Ltd. Dehradun, Agri Business Group** between Banks's working hours on payment of a non-refundable fee of Rs. 1,000/- by Demand Draft/ Pay Order drawn in favour of "Kotak Mahindra Bank Ltd" payable at Chandigarh. For Inspection of the properties and queries relating thereto, the interested parties may contact **Authorized Officer, Kotak Mahindra Bank, Agri Business Group, SCO No. 153-154-155, Sector 9-C, Chandigarh, Mobile No. 9808080828**, during office hours (10.00 A.M. To 5.00 P.M.) **Latest by 11.03.2020**. 11. The borrowers, guarantors or owners of the respective properties or their authorized representatives, may remain present at the time of opening of the tenders. They are, advised to remain present themselves or through their duly authorized and empowered representatives. 12. The Kotak Mahindra Bank reserves the right to sell the property in part or in full. The AO may at his/her discretion permit inter-se bidding amongst the top three bidders.

This publication is also a notice of 30 days to the Borrower/s and Guarantor/s of the intention of holding of sale on above mentioned date if the dues are not repaid in full.

Date: 12.02.2020

Place : Chandigarh

Authorized Officer