



KOTAK MAHINDRA BANK LIMITED
2nd Floor, Shop No 4, North West Avenue Road,
Sector-4, Club Road,
Punjabi Bagh,
New Delhi-110026

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET OF M/S PRESIDIUM EDUCATION & CHARITABLE TRUST. UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Whereas, Kotak Mahindra Bank Limited ("KMBL") had sanctioned certain credit facilities to M/s Presidium Education & Charitable Trust (hereinafter referred to as "Borrower").

Whereas, the Authorized Officer of Kotak Mahindra Bank Limited ("KMBL") had issued notice under the provisions of Section 13(2) of the SARFAESI Act and called upon the Borrowers and the guarantors viz. **M/s Presidium Education & Charitable Trust & Ors** 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 subsequent to consent of other lenders under Section 13 (9) of the SARFAESI Act, the Authorized Officer took physical possession of the properties as detailed herein below, after complying with the provisions of the SARAFESI 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 property by E-auction.

Notice is hereby given to the public in general and to the Borrower and the guarantors, in particular that the properties as mentioned herein below shall be sold on **"AS IS WHERE IS"** , **"AS IS WHAT IS"** and **"WHATEVER THERE IS"**, by way of E auction to be conducted on December 30th, 2020, for recovery of a sum of Rs 9,69,24,133.56 (Rupees Nine Crore Sixty Nine Lakhs Twenty Four Thousand One Hundred Thirty Three and Fifty Six paise only) as on 24th April 2020 together with further interest at the contractual rate from 25.04.2020 till realization, together with all incidental costs, charges and expenses.

Auction/bidding shall only be through **"online electronic mode"** through the website/portal of **M/s. M/s. E-procurement Technologies Limited (Auction Tiger)** at **<https://kotakbank.auctiontiger.net>**. The EMD Amount is payable by way of NEFT/RTGS/Cheque/DD in the E-Auction Account of KMBL at Mumbai viz. **"Kotak Mahindra Bank Ltd. A/c E Auction", Account No. 8411307138** with **Kotak Mahindra Bank Limited, Malad (East), Mumbai, Branch** with **IFSC Code No: KKBK0000646**. Any bid submitted without depositing the EMD amount shall stand automatically rejected. Duly filled and signed copy of Terms and Conditions dated 28.11.2020 along with PAN/Aadhaar card and Address and Id Proof shall be uploaded with the online offer and EMD remittance details on the website/portal. **<https://kotakbank.auctiontiger.net>**

(Rs. Lacs)

LOT No.	Particulars of Property	Reserve Price	EMD	Encumbrances
I(Land& Building)	All that piece and parcel of property being Commercial Space (Cinema) admeasuring 23000 sq.ft on First and Second Floor(herein after referred to as the said portion)of commercial cum cinema complex known as Pacific Taj Mall built on Plot No. 3-E,Taj Nagri Scheme, Phase-I,Fatehabad Road, Agra, Uttar Pradesh(herein after referred to as said property) Bounded as under: East : Gallery West : Boundary Wall	300 lacs	30.00 lacs	Not Known

	<p>North : Lobby South : Stair</p> <p>together with all existing building and structures thereon and building and structures as may be erected/constructed there upon any time from/after date of respective mortgages and all additions thereon and fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to earth , both present and future.</p> <p>Name of the Mortgagor : M/s Keshav Buildtech Pvt. Ltd</p>			
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Inspection at site	Since it is a symbolic possession by the bank, inspection inside the site is not available
Last date for deposit of EMD and uploading Bid documents	29 th December 2020 up to 4 p.m. at https://kotakbank.auctiontiger.net
Date and time of E-Auction	30 th December 2020 between 11 am to 12:00 p.m. The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E-Auction.
Bid Increment amount	Rs. 10,00,000/- (Rupees Ten lakhs Only) or in multiples thereof.

Since it is a symbolic possession of assets by the bank, inspection inside the site is not available and to best of knowledge and information of KMBL, there are no other encumbrances like statutory dues like property taxes, Society dues, maintenance, electricity, water dues etc. However all/ any dues should be ascertained and paid by the successful bidders/ prospective purchaser(s) as the sale is on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**". The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The bidders/ prospective purchaser(s) are, therefore, requested in their own interests, to satisfy himself / herself with regard to the above and the other relevant details pertaining to the abovementioned property / properties, before submitting the bids

The 25% of final purchase price minus EMD Amount shall be deposited by the successful bidder, on the next working day of auction, by way of RTGS/NEFT/Cheque/DD in the E-Auction account of KMBL as detailed above. The balance 75% of final purchase price shall be deposited by way of NEFT/RTGS/Cheque/DD within 15 days from the date of sale in the same E-Auction account as above. The refund of EMD to the unsuccessful bidders shall be made only in the account number mentioned by such bidder in the Bid/tender form within 3 working days.

The Terms and Conditions of sale are available on the website/portal <https://kotakbank.auctiontiger.net> or <https://www.kotak.com/en/bank-auctions.html>

For any details with respect to any help, procedure and online training in respect of the auction process please contact **M/s e-Procurement Technologies Limited -Auction Tiger** B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) on Telephone No. 79-68136837/880 842,Hardik Goswami- 9978434773 & 9374519754 and on E-mail ID: hardik@auctiontiger.net , support@auctiontiger.net;

For any other details, regarding the property please contact Mr. Lalit Rankawat - 8860635652.

Important Terms & conditions:

1. For detailed Terms and conditions of auction sale, the bidders are advised to go through the portal <https://kotakbank.auctiontiger.net> or <https://www.kotak.com/en/bank-auctions.html> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. Also note that bid has to be filled online on the portal <https://eauction.npasource.com>. Intended bidders are also advised to visit the web site <https://eauction.npasource.com> for submitting their bids through online mode for participating in the E-auction.
2. Prospective bidders may avail online training from E-Procurement Technologies (Auction Tiger) on above mentioned contact numbers.
3. The bid price to be submitted shall be equal to and or above the Reserve Price and during the bidding process, bidders shall improve their further offers in multiples of Rs.10 lakhs only.
4. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate and the sale shall be complete thereafter and the Secured Creditors shall not entertain any claims.
5. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason.
6. All charges / dues including Registration Charges, Stamp Duty and Taxes etc. shall have to be borne by the Purchaser.
7. The Authorized Officer has the absolute right and discretion to accept or to reject any bid or adjourn/ cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.

This is also a notice to the Borrower/guarantors that the auction shall proceed if the dues are not paid in full before the date of E-Auction.

It may please be noted that in case of any discrepancy/inconsistency between auction notices published in English and in Hindi then the contents of the notice published in English shall prevail.

Place : Delhi

Date : November 28th ,2020

For Kotak Mahindra Bank Limited

Authorized Officer