



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”).

Notice is hereby given to the public in general and in particular to the Borrower and the guarantors that the below described immovable property mortgaged/charged to the secured creditor, the physical possession of which has been taken by the Authorized Officer of Kotak Mahindra Bank Limited (secured creditor), will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS”,** by way of E auction to be conducted on 21st May, 2021, for recovery of a sum of Rs 2,62,61,227.13/- (Rupees Two Crore Sixty Two Lakhs Sixty One thousand two hundred twenty seven and paise thirteen only) as on 12th April 2021 together with further interest at the contractual rate from 13.04.2021 till realization, together with all incidental costs, charges and expenses, due to Kotak Mahindra Bank Limited (secured creditor) from M/s Presidium Education & Charitable Trust, Eduvision Global Pvt. Ltd and Others.

Auction/bidding shall only be through **“online electronic mode”** through the website/portal of **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 03.05.2021 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)				
LOT No.	Particulars of Property	Reserve Price	EMD	Encumbrances
I(Land& Building)	All that piece and parcel of property being entire First floor, Second floor and Mezzanine floor(between ground and first floor) constructed on land bearing plot no.119 , area admeasuring 300 sq. yds in Block-A, shown in the layout plan of Janta Co-operative House building Society limited now known as Meera Bagh, situated at Paschim Vihar , New Delhi-110087. Bounded as under: East : Plot No. 120 West : Plot No. 118 North : 15 feet wide road South : 30 feet wide road 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 plane and machinery attached to the earth or permanently fastened to anything attached to earth , both present and future. Name of the Mortgagor : M/s Eduvision	Rs 47500000/-	Rs 4750000/-	Not Known

	<u>Global Pvt. Ltd</u>			
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Inspection at site	Inspection inside the site is available between 10 am to 4 pm from Monday to Friday on all working days.
Last date for deposit of EMD and uploading Bid documents	20th May,2021 up to 4 p.m. at https://kotakbank.auctiontiger.net
Date and time of E-Auction	21 st May,2021 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. 5,00,000/- (Rupees Five lakhs Only) or in multiples thereof.

Inspection inside the site is available between 10 am to 4 pm from Monday to Friday on all working days. As per records/knowledge 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 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.

For detailed Terms and Conditions of sale, please refer to the link provided in website/portal <https://www.kotak.com/en/bank-auctions.html> Or <https://kotakbank.auctiontiger.net> or

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. 9265562821 - 079 61200 594 / 598 / 568 / 587/538; Mr Nitish Jha -7982880393 and Mr Ram Sharma -8000023297 and on E-mail ID: delhi@Auctiontiger.net , ramprasad@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://kotakbank.auctiontiger.net>. Intended bidders are also advised to visit the web site <https://kotakbank.auctiontiger.net> 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.5 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 :03rd May,2021

For Kotak Mahindra Bank Limited

Authorized Officer