



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 STRAWBERRY STAR INDIA (P) LTD. 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 Mauria Udyog Limited** (hereinafter referred to as "Borrower").

And 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 Mauria Udyog Limited ('Borrower') & M/s. Jotindra Steel & Tubes Ltd, Mr. Navneet Kr. Surekha, Mr. Akhil Kr. Surekha, Mr. Vishnu Kr. Surekha and M/s Strawberry Star India Pvt Ltd ('Guarantors') to pay the amounts mentioned therein, within 60 days of receipt of the said notice. The said demand was not complied with. The Authorized Officer took possession of the property 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.

And Whereas notice of sale for a period of thirty days had also been given to the borrower and guarantors on 6th February, 2021. Despite lapse of 30 days, the demand for outstanding dues has not been complied with.

And whereas in view of the default of the borrower and guarantors, the below detailed property was put up for sale by e-auction on 20th May, 2021, however, no bids were received by KMBL.

And Whereas now Notice is hereby given to the public in general and in particular to the aforesated Borrower and the Guarantors, that the below described immovable property mortgaged/charged to KMBL, the possession of which has been taken by the Authorized Officer of KMBL, will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**", by way of second E-auction to be conducted on **10-Sept-2021**, for recovery of a sum of **Rs. 14,09,79,731.71 (Rupees Fourteen Crore Nine Lakhs seventy-nine thousand seven hundred thirty-one and paise seventy-one only)** due to KMBL from **M/s. Mauria Udyog Limited** and its above mentioned guarantors as on **19/11/2020** together with further interest at the contractual rate **from 20/11/2020 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. 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 07-Aug-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. La cs)

PLOT No.	Particulars of Property	Reserve Price	EMD	Encumbrances
l(Land)	All that piece and parcel of property being Property admeasuring 70509.60 Sq. yds. or 14.568 acres or 68 Bigha 19 Biswa (69 Bigha 19 Biswas minus 1 Bigha in Khasra no. 80// 20 acquired) bearing Mustatil No. 73 Killa no. 25 (0-	Rs. 21,05,00,000/-	Rs.2,10,50,000 /-	Not Known

	<p>01), Mustatil No. 74 Killa No. 21 (4-06), 22/1 (0-16), 22/2/2 (0-05), Mustatil No. 80 Killa No. 1 (4-16), 2/1 (0-16), 2/2min (0-05), 9/1/1 (0-05), 9/2 (0-16), 10 (4-16), 11 (4-16), 12/1 (0-16), 19/2 (0-16), 20 (3-16), 21min (3-12), 22/1 min (0-12) Mustatil No. 81 Killa no. 5 (2-03), 6 (5-05), 14 (3-09), 15 (4-16), 16 (4-16), 17 (4-16), 18 (1-14), 23min (3-6), 24min (3-12) and 25 min (3-12) situated in the revenue estate of Village Jhatikara, Tehsil Kapashera, Najafgarh, Distt. South West, New Delhi- 110043</p> <p>Bounded as under: East : Other Agriculture Land West : Other Agriculture Land North : Other Agriculture Land South : Road</p> <p>Open Land</p> <p>Name of the Mortgagor: M/s STRAWBERRY STAR INDIA (P) LTD</p>			
--	--	--	--	--

Inspection at site	Inspection at 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	09-Sept-2021 up to 4 p.m. at https://kotakbank.auctiontiger.net
Date and time of E-Auction	10-Sept-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. 10,00,000/- (Rupees Ten lakhs Only) or in multiples thereof.

Inspection at the site is available between 10 am to 4 pm from Monday to Friday on all working days, As far as known to 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. 079-68136878, Chintan Bhatt 9978591888 and on E-mail ID: chintan.bhatt@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 : 07/Aug/2021

For Kotak Mahindra Bank Limited

Authorized Officer