



**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 MODINAGAR PAPER MILLS LIMITED. 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 MODINAGAR PAPER MILLS LIMITED (hereinafter referred to as “Borrower”).

Whereas, the Authorised 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 MODINAGAR PAPER MILLS LIMITED & 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, the Authorised Officer took 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 general public that the Company /borrower has vide its letter date 8<sup>th</sup> Jan 2021 surrendered the possession and 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 07<sup>th</sup> Sept 2021, for recovery of a sum of Rs 24,13,25,306.02 (Rupees Twenty Four Crore Thirteen Lakhs Twenty Five Thousand Three Hundred Six and two paise only) as on 23<sup>rd</sup> Oct.2019 together with further interest at the contractual rate from 24.10.2019 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 19.08.2021 alongwith 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. Lakhs)

| LOT No.                    | Particulars of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reserve Price | EMD    | Encumbrances                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|---------------------------------------------------------------|
| I (Factory Land& Building) | All that piece and parcel of the property admeasuring 26800 Sqyd comprised in Khasra no. 193(kha), 193 (cha), 193 (Chha), 193 (da), 194, 195 falls in Village Sikri Khurd, Pargana Jalalabad, Tehsil Modinagar, District Ghaziabad and the properties comprising Khasra no. 364, 365, 366, 367 falls in Village Sikri Kalan, Pargana Jalalabad, Tehsil Modinagar, District Ghaziabad, Uttar Pradesh., along with present and future structures including all present and future rights, title, interest, easements, privileges, fittings, fixtures, connections, rights in common Driveway, lift (if any), entrances, passages, staircase, present and future development rights and other common facilities and amenities provided therein situate. | 1855.00       | 185.50 | Electricity department have laid a lien /claim wrt their dues |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |               |                                                               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|---------------------------------------------------------------|
|                                  | <p>Bounded as under</p> <p>North – Nallah<br/> South –Others property<br/> East - Asha Ram Tyagi road<br/> West - Others property</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |               |                                                               |
| II (Factory adjacent Land)       | Property admeasuring 1532.00 Sqyd comprised in Khasra no. 193(kha), 193 (cha), 193 (Chha), 193 (da), 194, 195 falls in Village Sikri Khurd, Pargana Jalalabad, Tehsil Modinagar, District Ghaziabad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 130.00         | 13.00         | Electricity department have laid a lien /claim wrt their      |
| III (Plant and machinery )       | Plant and machinery attached to the earth including attached shed or permanently fastened to anything attached to the earth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 575.00         | 57.50         | Electricity department have laid a lien /claim wrt their dues |
| IV(Store and Scrap Item)         | Store and maintenance Items as it is where it is basis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 41.00          | 4.10          | Electricity department have laid a lien /claim wrt their dues |
| V(Lot Nos. I-IV as consolidated) | <p>All that piece and parcel of the property admeasuring 28332 Sqyd comprised in Khasra no. 193(kha), 193 (cha), 193 (Chha), 193 (da), 194, 195 falls in Village Sikri Khurd, Pargana Jalalabad, Tehsil Modinagar, District Ghaziabad and the properties comprising Khasra no. 364, 365, 366, 367 falls in Village Sikri Kalan, Pargana Jalalabad, Tehsil Modinagar, District Ghaziabad, Uttar Pradesh., along with present and future structures including all present and future rights, title, interest, easements, privileges, fittings, fixtures, connections, rights in common Driveway, lift (if any), entrances, passages, staircase, present and future development rights and other common facilities and amenities provided therein situate or together with all existing buildings and structures thereon and building and structures as may be erected/constructed there upon from time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth and Store &amp; maintenance Item, both present and future and all easamentary/ mamool rights annexed thereto.</p> <p>Bounded as under</p> <p>North – Nallah<br/> South –Others property<br/> East - Asha Ram Tyagi road<br/> West - Others property</p> | <b>2601.00</b> | <b>260.10</b> | Electricity department have laid a lien /claim wrt their dues |

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|---------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Inspection at site</b> | Inside Inspection the property is available between 10 am to 4 pm from Monday to Friday on all working days. |
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|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Last date for deposit of EMD and uploading Bid documents</b> | 06 <sup>th</sup> Sept 2021 upto 4 p.m. at <a href="https://kotakbank.auctiontiger.net">https://kotakbank.auctiontiger.net</a>                                               |
| <b>Date and time of E-Auction</b>                               | 07 <sup>th</sup> Sept 2021 between 11 am to 12:00 p.m.<br>The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E-Auction. |
| <b>Bid Increment amount</b>                                     | Rs. 5,00,000/- (Rupees Five lakhs Only) or in multiples thereof.                                                                                                            |

Inside Inspection of the property is available between 10 am to 4 pm from Monday to Friday on all working days, Any and all 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

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.

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. 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](mailto:delhi@Auctiontiger.net) , [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) , [support@auctiontiger.net](mailto:support@auctiontiger.net);

For any other details, regarding the property please contact to Mr. Prabhjot Singh -8860603853.

#### **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.5 lakhs only.
4. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate and the sale shall be complete thereafter and the Secured Creditors shall not entertain any claims.
5. The Authorised 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 GST, Taxes etc. shall have to be borne by the Purchaser.

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 : New Delhi  
Date : 19.08.2021

For **Kotak Mahindra Bank Limited**

Authorized Officer