

E-AUCTION CUM PUBLIC SALE NOTICE IMMOVABLE PROPERTY BY WAY OF PRIVATE TREATY

(Under Rule 8(6) of the Security Interest (Enforcement) Rules 2002)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Limited (KMBL)/ Secured Creditor, will be sold on "As Is Where Is", "As Is What Is" and "Whatever There Is" basis on the date mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realisation, due to Kotak Mahindra Bank Limited (KMBL)/ Secured Creditor from the Borrower and Guarantor(s) mentioned herein below under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, offers are invited to submit online through the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. NexXen Solutions Private Limited (NexXen) i. e. <https://DisposalHub.com> by the undersigned for sale of the immovable property of which particulars are given below:

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagers	Name of Borrowers ,Date & Amount of 13(2) Demand Notice	Date of Possession and type	Description of Property	Reserve Price(Rs)	Date & Time of e-Auction	
				EMD (Rs)		Last Date of receiving Tender /offer
				Bid Increase Amount		Property inspection date
I. M/s Sunil Trading Company Having Address at: 274, Sajan Nagar, Indore- 452001 II. M/s Kediya Nutrients Pvt Ltd Having Address at:38, Warehouse Road, Siyaganj, Indore-452001 - Borrower III. M/s Kediya Udyog Having Address at: 38, Warehouse Road, Siyaganj Indore- 452001 through its common Co-Borrower\Guarantor	M/s Sunil Trading Company Loan no. 556044013113 (CRN No. 34988934) aggregating to Rs. 1,44,87,094.50 (Rupees One Crore Forty Four Lakhs Eighty Seven Thousand Ninety Four and Fifty Paise only) 13/05/2019	27-12-2019	Common Mortgage over following Properties in all loan accounts : All that piece and parcel of property bearing House No. 57, Gulmarg Colony, Near Telephone Nagar, Village Khajrana, Kanadia Road, Indore-452001 having Land Area 3408.76 Square Feet. Property Bounded As: East : Plot No. 58 West : Plot No. 56 North : Road South : Plot No. 50	Rs. 3,25,00,000/- (in Rs .Three crore Twenty five Lakh only)	8 th October , 2021 Time:11.00 A.M. to 1.00 PM	
	M/s Kedia Nutrients Pvt Ltd Loan no 556044013098 (CRN No. 34990035) (Rs. 1,63,74,090.22/- (One Crore Sixty Three Lakhs Seventy Four Thousand and Ninety and Twenty Two paise only as on 31/10/2018,	Physical possession		Rs . 32,50,000/-(thirty Two Lakh Fifteen thousand two hundred sixty only)	7 th October 2021 up to 4.00 P.M.	
	M/s Kedia Udyog Having Loan Account No. 556044013105 (CRN No. 34970957) aggregating to Rs. 1,73,56,500.32/- (Rupees One Crore Seventy Three Lakhs Fifty Six Thousand Five Hundred and Thirty Two paise only) on 13/05/2019			Rs.1,00,000/-	22 nd September 2021 at 11:00 a.m.to 2:00 PM	
2. Mr. Ajay Kumar Kediya S/o Mr Laxmi Narayan Kediya address at 501 Mourya blue mourya garden kanadiya road Indore 452001 3. Mr. Mahesh kumar Kedia S/o Mr Laxmi Narayan Kediya 4. Mrs. Ritu Kediya W/o Mr. Ajay Kumar Kediya 5. Mrs. Hema Kediya W/o Mr. Sunil Kumar Kediya 6. Mrs. Sudha Kedia W/o Mr. Mahesh kumar Kedia 7. Mr. Sunil Kumar Kedia All Having Address at: 57, Gulmarg Colony, Indore- 452001 Co-Borrowers/Guarantors						

Terms and Conditions of E- Auction:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our Sales & Marketing and e-Auction Service Provider, NexXen Solutions Private Limited (NexXen) i.e. <https://DisposalHub.com/KOTAK> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://DisposalHub.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. NexXen Solutions Private Limited, through Tel. No.: +91 124 4 233 933, Mobile No.: +91 97100 29933 & E-mail ID: csd@disposalhub.com;
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents from 11:00 AM to 04:00 PM on 22-9-2021 or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://DisposalHub.com/KOTAK>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before 04:00 PM of 7th October , 2021;
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/ NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by KMBL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest;
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- For inspection of property or more information, the prospective bidders may contact Mr Devesh Pateriya @8815045567, the Local Representative of our Sales & Marketing and e-Auction Service Provider, M/s. NexXen Solutions Private Limited.
- At any stage of the e-Auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty;
- Sale is subject to the confirmation by the Authorised Officer. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
- The Borrower(s)/Mortgager(s)/Guarantor(s), who are given STATUTORY 15 DAYS UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within thirty (30) days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower(s)/ guarantor(s)/ mortgager(s) pays the amount due to the Secured Creditor, in full before the date of sale, auction is liable to be stopped. The secured creditor is going to issue the sale notice to all the Borrowers/ Guarantors/ Mortgagors by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service; for further details Please contact to Authorised officer Mr Prashant Satpute @ 9724433999 and Mr Devesh Pateriya @8815045567
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; it shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to KMBL mentioning the reason of delaying the registration;
- No person other than the intending bidder/ offerer themselves, or their duly authorised representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents;

15. **The successful bidder shall pay 1% of Sale price towards TDS (out of the sale proceeds) and submit TDS Certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the Authorised Officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.**
16. **That in case no bid received the above said mortgaged property shall be sold to the intended offerer/purchaser at the offered price of Rs. 3,25,00,000/- (Rupees three crore twenty five Lacs Only)**
17. **Special Instruction:** e-Auction shall be conducted by our Service Provider, M/s. NexXen Solutions Private Limited (NexXen) on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor NexXen shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Place:Indore
Date: 18-9-2021

Sd/-
Authorised Officer
Kotak Mahindra Bank Limited