



# KOTAK MAHINDRA BANK LIMITED

D-10, D-BLOCK, VASANT VIHAR, DELHI-110057. TELEPHONE NO. (011)-46093678. CIN NO. L65110MH1985PLC038137

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET OF M/S R L VERMA & SONS (HUF) 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, ICICI Bank Ltd had sanctioned certain credit facilities to Vasu Tech Ltd. and M/s R L Verma & Sons (HUF) (hereinafter referred to as "Borrower").

Whereas, the debts alongwith all underlying securities of Vasu Tech Ltd. and M/s R L Verma & Sons (HUF) were assigned by ICICI Bank Ltd to Kotak Mahindra Bank Limited and 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. Mr. R. L Verma Mr Dhruv Verma & Mrs Aruna Verma 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 AO took physical 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.

Notice is hereby given to the public in general and to the Borrower and the guarantors, in particular that the property 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 05.04.2022, for recovery of a sum of Rs 375,33,51,826/- due as on 01.02.2019 together with further interest at rate as per recovery certificate thereon from 01.02.2019 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 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 16th March 2022, 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.)

Particulars of Property	Reserve Price	EMD	Encumbrances
All that part and parcel of land measuring 513.3 sq.yards along with the Residential house constructed thereon located at A- 123, New Friends Colony, New Delhi- 110 065.	15,50,00,000	1,55,00,000	Not Known

**Inspection at site :** On any working day (Monday -Friday) between 11.00 am to 5.00 pm with prior request to the Authorised Officer, Kotak Mahindra Bank Ltd., D-10, D-Block, Vasant Vihar, Delhi-110057 contact No. 9873570366, 9873174595 by the prospective bidders up to 4th April 2022.

**Last date for deposit of EMD and uploading Bid documents :** 4th April 2022 upto 4p.m. at <https://kotakbank.auctiontiger.net>

**Date and time of E-Auction :** 5th April 2022 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. 1,00,000/- (Rupees One Lakhs Only) or in multiples thereof.

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 balance 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 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 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 Contact no. 079-68136880/68136837 Mobile No. : +91 9265562821/18; E Mail : [support@auctiontiger.net](mailto:support@auctiontiger.net) and Mr Ram Sharma -8000023297

For any other details, regarding the property please contact 9873570366 or 9873174595

### Important Terms & conditions:

- 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.
- Prospective bidders may avail online training from E Procurement Limited on above mentioned contact numbers.
- 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.1 lakhs only.
- 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.
- All charges / dues including Registration Charges, Stamp Duty and Taxes etc. shall have to be borne by the Purchaser.
- The Authorised 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 : New Delhi

Date : 16.03.2022

For Kotak Mahindra Bank Limited

Authorised Officer