



Kotak Mahindra Bank Ltd.,
Registered Office: 27, BKC, C-27, G Block,
Bandra Kurla Complex, Bandra (East), Mumbai -
400051

Branch Office:

9th Floor, Venus Amadeus, Jodhpur Cross
Road, Satellite, Ahmedabad -380015.

Corporate Identity Number -

L65110MH1985PLC038137,

www.kotak.com

E - AUCTION CUM SALE NOTICE OF MOVABLE ASSETS

E-Auction Sale Notice for Sale of movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6, 7, 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Hypothecator (s), that the below described movable assets hypothecated / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Symbolic Possession of which has been taken by the Authorised Officer of the Secured Creditor **at the place and on date as mentioned herein below**, will be sold through E-Auction on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**" & "**NO RECOURSE BASIS**" on **27th April, 2023**, for recovery of **Rs. 20,37,66,798.84 (Rupees Twenty Crores Thirty Seven Lakhs Sixty Six Thousand Seven Hundred Ninety Eight and Paise Eighty Four Only)** [(a) Rs. 6,44,83,249.50 (Rupees Six Crores Forty Four Lakhs Eighty Three Thousand Two Hundred Forty Nine and paise Fifty Only) as on 31st August 2022 payable towards the Loan(I) , (b) Rs. 13,57,74,472.71 (Rupees Thirteen Crores Fifty Seven Lakhs Seventy Four Thousand Four Hundred Seventy Two and paise Seventy One Only) as on 14th September 2022 payable towards the Loan(II), (c) Rs. 35,09,076.63 (Rupees Thirty Five Lakhs Nine Thousand Seventy Six and paise Sixty Three Only) as on 14th September 2022 payable towards the Loan (III)] as per the notice dated **15th September 2022**, issued under u/s 13(2) of the SARFAESI Act, 2002 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower/s namely parties **1) JRA INFRASTRUCTURE LTD (through its Directors) (Borrower) 2) JUGALKISHOR RAMKISHAN AGRAWAL (Mortgagor & Guarantor) 3) AGRAWAL CONSTRUCTION CO. (A Partnership Firm) Through it's Partner (Guarantor & Mortgagor) 4) PRABHADEVI ANILKUMAR AGRAWAL (Guarantor & Mortgagor) 5) ANILKUMAR RAMKISHAN AGRAWAL (Guarantor) 6) SANJAYKUMAR JUGALKISHOR AGRAWAL (Guarantor) 7) RAJIVKUMAR JUGALKISHOR AGRAWAL (Guarantor) 8) YASH ANILKUMAR AGRAWAL (Guarantor) 9) ARPIT ANILKUMAR AGRAWAL (Guarantor).**

The details / description of movable assets put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Lot No.	Loan A/c No.	Details of Movable Asset/s	Engine No	Chassis No	Date of Possession	Place
1	CE-999078	Batching and Mixing Plant - Maxmech Engineers Ltd - MODEL_MAX_45_TS	2111381	2111381	22-12-2022	Sikkim
2	CE-999084	Batching and Mixing Plant - Maxmech Engineers Ltd - MODEL_MAX_45_TS	2107373	2107373	20-12-2022	Sikkim

3	CE-1007539	Drum Mix Plant - CB_ASHISH INDUSTRIES DM 60	ADI002JUL2 02122	ADI002JUL 202122	20-12-2022	Sikkim	
4	CE-1007558	Batching and Mixing Plant - Gujarat Apollo Equipments Ltd - ANP2000	PLANTNOBM P140569	PLANTNOB MP140569	23-12-2022	Alibaug, Maharashtra	

Lot No.	Details of movable hypothecated assets put for E - Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
I	Batching and Mixing Plant - Maxmech Engineers Ltd - MODEL_MAX_45_TS	26-04-2023, upto 04:00 p.m.	27-04-2023 between 01:00 p.m. to 02:00 p.m.	16,85,000.00	1,68,500. 00
II	Batching and Mixing Plant - Maxmech Engineers Ltd - MODEL_MAX_45_TS			16,90,000.00	1,69,000. 00
III	Drum Mix Plant - CB_ASHISH INDUSTRIES DM 60			28,85,000.00	2,88,500. 00
IV	Batching and Mixing Plant - Gujarat Apollo Equipments Ltd - ANP2000			67,00,000.00	6,70,000. 00

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the movable assets **on 18-04-2023 between 01:00 pm to 02:00 pm** through his authorised representative/agent.

Important Terms and Conditions:

- 1) The E - Auction shall be conducted only through "On Line Electronic Bidding" through website <https://www.bankeauctions.com/> on **27-04-2023** from 01.00 p.m. to 02.00 p.m. with unlimited extensions of 5 minutes duration each.
- 2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt Ltd through Mr. Vinod Chauhan – Mobile +91-9813887931; email id – delhi@c1india.com .
- 3) The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale.
- 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankeauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankeauctions.com/> before uploading the bid and other documents.
- 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal <https://www.bankeauctions.com/> on or before 26-04-2023 upto 04.00 p.m. and the

scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to vishal.lahine@kotak.com and pranay.bharucha@kotak.com. The Bidder shall write the subject of the email "**For purchase of movable asset in the matter of M/s JRA Infrastructure Ltd – Lot I/II/III/IV.**"

- 7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers.
- 8) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. **06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958**, on or before 18-04-2023 upto 04:00 p.m. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of a delay in depositing the EMD and / or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorised Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the scheduled cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
- 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
- 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
- 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorised Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002.
- 12) The highest bidder will not have any right and title over the movable asset until the Sale Certificate is issued in his favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect.
- 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the movable hypothecated asset/s nor on the amounts deposited. The Authorised Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction movable hypothecated asset/s.
- 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.

- 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest.
- 17) The Authorised Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason. In the event of postponement/cancellation of the E - Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the movable hypothecated asset/s by private treaty.
- 18) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the movable hypothecated asset/s. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard.
- 19) If any bidder intends to bid for more than 1 asset under auction, then the bidders has to submit separate bids for each of the properties by following the process as mentioned above.
- 20) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer / Secured Creditor, but the Authorised Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation.
- 21) Any other encumbrances are not known to the Bank and as on issuance and publication of this present Notice there is no stay over auction of the subject movable hypothecated asset/s as on date from the said Tribunal. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of movable hypothecated asset/s Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the movable hypothecated asset/s including statutory liabilities, arrears of taxes, etc.
- 22) All statutory dues/ other dues including GST, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 23) All outgoing charges and any other dues or taxes including transfer charges / fees in respect of the movable hypothecated asset/s put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.
- 24) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the movable hypothecated asset/s under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorised Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.
- 25) The prospective bidder / auction purchaser will solely bear the GST expenses, if any, that will be incurred on the sale of movable asset and the GST number of the Secured Creditor will be provided to the bidder / auction purchaser at the time of issuance of sale certificate.
- 26) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS" on the terms and conditions as mentioned

herein, however the Authorised Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned movable hypothecated asset/s and shall satisfy themselves regarding the nature and description of the movable hypothecated asset/s, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned movable hypothecated asset/s.

- 27) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- 28) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- 29) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
- 30) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the movable hypothecated asset/s put for sale.
- 31) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also.
- 32) For further details kindly contact Authorised Officer Mr. Vishal Lahine (Mobile no. +91-6359988821) & Mr. Pranay Bharucha (Mobile no. +91-7045928097) and their associates Nitesh Mathur (Mobile No. +91-7838225565)..
- 33) For further details kindly contact Authorised Officer Mr. Vishal Lahine (Mobile no. +91-6359988821) and Mr.
- 34) 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.

STATUTORY 30 DAYS SALE NOTICE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within **thirty** days from the date of this notice failing which the "Secured Asset" (mentioned above) 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

Place: Alibaug, Maharashtra

For Kotak Mahindra Bank Ltd,

Date : 23-03-2023

Authorised Officer