



Kotak Mahindra Bank

Kotak Mahindra Bank Ltd.,

Registered Office: 27, BKC, C-27, G Block, Bandra
Kurla Complex, Bandra (East), Mumbai - 400051

Branch Office:

1/11, 1st Floor, East Patel Nagar,
New Delhi - 110 008

Corporate Identity Number -
L65110MH1985PLC038137

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with proviso to Rule 9 (1) 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 Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the physical Possession of which has been taken by the Authorised Officer of the Secured Creditor on 19th May 2022, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" on 03rd January, 2024 for recovery of Rs.16,44,04,658.32/- (Rupees Sixteen Crore Forty Four Lakh Four Thousand Six Hundred Fifty Eight and paise thirty Two only) as on 20th July 2020 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 (1) M/s RCC Infraventures Ltd, having its registered office at 14, Ground Floor, Vipul Agora, MG Road, Sector 28, Gurgaon, Haryana -- 122001, (Borrower) and (2.) Mr. Ravi Kumar Jain, (3.) Mr. Luv Jain, (4) Ms. Neeru Jain and (5) M/s Satlaj Marketing Services Pvt Ltd (Corporate Guarantor/Mortgagor). The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

| Sr No | Name of the Mortgagor/s | Details Of Immovable/Movable Property put for E - Auction | Reserve Price (INR)/ Earnest Money Deposit |
|-------|---------------------------------------|---|---|
| Lot I | M/s Satlaj Marketing Services Pvt Ltd | All that piece and parcel of Non Agricultural Property being Freehold Residential Constructed premises/building being basement (admeasuring 1169 Sq.ft.); First Floor (admeasuring 1400 Sq.ft.); Second Floor (admeasuring 1400 Sq.ft.); Third Floor (admeasuring 1400 Sq.ft.); with roof rights, along with the undivided 4/5 share in the plot bearing Plot No.12 admeasuring 222.5 Sq. Yards, situated in the area of Basai Darapur, Delhi Abadi Known as Ashoka (Asoka) Park, Main Rohtak Road, Near Manohar Park, Delhi or thereabouts together with building and erection standing thereon with all Rights, easements and appurtenances thereto, owned by Satlaj Marketing Services Private Limited and bounded as follows :- | Rs.6,54,55,000/- (Rupees Six Crore Fifty Four Lakh Fifty Five Thousand only) Rs.65,45,500/- (Rupees Sixty Five Lakh Forty Five Thousand and Five Hundred only) |





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| | | | |
|---------|---------------------------------------|---|---|
| | | North : Road South : Road East : Plot No.11 West : Road | |
| Lot II | M/s Satlaj Marketing Services Pvt Ltd | Entire basement (admeasuring 1169 Sq.ft.); without roof rights along with the undivided 1/5 share in the plot bearing Plot No.12 admeasuring 222.5 Sq. Yards, situated in the area of Basai Darapur, Delhi Abadi Known as Ashoka (Asoka) Park, Main Rohtak Road, Near Manohar Park, Delhi or thereabouts together with undivided proportionate share of land underneath, common area, facilities and all buildings, structures, installations, fitments, if any, affixed to the earth or permanently affixed to something attached to the earth with all Rights ,easements, and appurtenances there to, owned by Satlaj Marketing Services Private Limited and bounded as follows :- North : Road South : Road East : Plot No.11 West : Road | Rs.85,09,000/- (Rupees Eighty Five Lakh Nine Thousand Only) Rs. 8,50,900/- (Rupees Eight Lakh Fifty Thousand Nine Hundred only for entire Basement |
| Lot III | M/s Satlaj Marketing Services Pvt Ltd | Entire First Floor (admeasuring 1400 Sq.ft.); without roof rights along with the undivided 1/5 share in the plot bearing Plot No.12 admeasuring 222.5 Sq. Yards, situated in the area of Basai Darapur, Delhi Abadi Known as Ashoka (Asoka) Park, Main Rohtak Road, Near Manohar Park, Delhi or thereabouts together with undivided proportionate share of land underneath, common area, facilities and all buildings, structures, installations, fitments, if any, affixed to the earth or permanently affixed to something attached to the earth with all Rights ,easements and appurtenances thereto, owned by Satlaj Marketing Services Private Limited and bounded as follows :- North : Road South : Road East : Plot No.11 West : Road | Rs.1,89,82,000/- (Rupees One Crore Eighty Nine Lakh Eighty Two Thousand only only) Rs.18,98,200/- (Rupees Eighteen Lakh Ninety Eight Thousand Two Hundred only) for entire First Floor |





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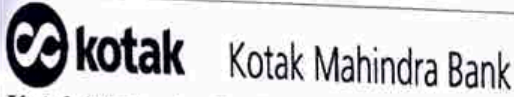
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| | | | |
|--------|---------------------------------------|--|--|
| Lot IV | M/s Satlaj Marketing Services Pvt Ltd | Entire Second Floor (admeasuring 1400 Sq.ft.); without roof rights along with the undivided 1/5 share in the plot bearing Plot No.12 admeasuring 222.5 Sq. Yards, situated in the area of Basai Darapur, Delhi Abadi Known as Ashoka (Asoka) Park, Main Rohtak Road, Near Manohar Park, Delhi or thereabouts together with undivided proportionate share of land underneath, common area, facilities and all buildings, structures, installations, fitments, if any, affixed to the earth or permanently affixed to something attached to the earth with all Rights, easements and appurtenances thereto, owned by Satlaj Marketing Services Private Limited and bounded as follows :- North : Road South : Road East : Plot No.11 West : Road | Rs.1,89,82,000/- (Rupees One Crore Eighty Nine Lakh Eighty Two Thousand only) Rs.18,98,200/- (Rupees Eighteen Lakh , Ninety Eight Thousand and Two Hundred only) for entire Second Floor. |
| Lot V | M/s Satlaj Marketing Services Pvt Ltd | Entire Third Floor (admeasuring 1400 Sq.ft.); with roof rights, along with the undivided 1/5 share in the plot bearing Plot No.12 admeasuring 222.5 Sq. Yards, situated in the area of Basai Darapur, Delhi Abadi Known as Ashoka (Asoka) Park, Main Rohtak Road, Near Manohar Park, Delhi or thereabouts together with undivided proportionate share of land underneath, common area, facilities and all buildings, structures, installations, fitments, if any, affixed to the earth or permanently affixed to something attached to the earth with all Rights, easements and appurtenances there to, owned by Satlaj Marketing Services Private Limited and bounded as follows :- North : Road South : Road East : Plot No.11 West : Road | Rs.1,89,82,000/- (Rupees One Crore Eighty Nine Lakh and Eighty Two Thousand only) Rs.18,98,200/- (Rupees Eighteen Lakh Ninety Eight Thousand Two Hundred only) for entire Third Floor with roof rights. |

***In the event the bids are received for Lot-I and other lots (Lot-II, III, IV and V) then the priority preference shall be given to the composite bid submitted for Lot-I.

- Last date for submission of online bid for all Lots :- January 02, 2024 upto 4:00 p.m.;
- Date & Time of E-Auction :- January 03, 2024 between 11:00 A.M. to 12:00 NOON FOR LOT-I
- Date & Time of E-Auction :- January 03, 2024 between 1:00 P.M. to 2:00 PM FOR LOT-II, III, IV and V





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The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 26th December 2023 between 2:00 PM to 05:00 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 www.bankeauctions.com on January 03, 2024. The E - Auction for Lot-I shall be conducted from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each and in case of any unsuccessful attempt for Auctioning the entire property under Lot-I then in such case E- Auction for the Lot -II, III, IV and V respectively shall be conducted from 01:00 PM to 2:00 PM 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, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana, contact person Mr. Vinod Chauhan- 98138-87931, Email: delhi@c1india.com and support@bankeauctions.com. Helpline No. +91-124 4302020\2021\2022\2023\2024. Support Mobile No's + 91-7291981124 \25\26.
3. The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> and/or <https://auctions.kotak.com> for auction details and for the terms and conditions of the 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 02nd January 2024 upto 4.00 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 dipanshu.singh@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the account of "M/S RCC INFRAVENTURES LIMITED" and clearly mentioning the Lot Nos for which Bid has been submitted.
7. Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. 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 02nd January 2024 up to 4.00 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 (1.) in multiples of Rs.2,00,000/- (Rupees Two Lakhs Only) for Lot-I and in multiples of Rs.1,00,000/- (Rupees One Lakhs Only) for Lot -II, III, IV and V respectively.
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 for respective Lot timeline as mentioned hereinabove.
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





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- 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 property until the Sale Certificate is issued in his favor subject to realization 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 property 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 property/ies.
 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 Sale certificate shall be issued to the successful bidder/bidder(s) for auction conducted. It is to be noted that in case Auction of Lot-I i.e. entire property is concluded, then in such case Higher Bidder i.e. Purchaser will be given Original Title Deeds deposited with the Bank while creating mortgage charge, however in case of unsuccessful attempt of Auction for Lot-I and then successful Auction for Lot -II, III, IV and V respectively are getting concluded then in such case, the Higher Bidders i.e. Purchasers for the respective Lot -II, III, IV and V will be given Notary Certified /authenticated copy of Title/Property Documents available with the Bank and the Authorised Officer of the Bank shall keep the Original Title Deed for the entire Property in their Custody as a Custodian of the said Title Document. It is pertinent to note here that the Highest Bidders for the respective Lot -II, III, IV and V cannot claim complete ownership, right, title, interest over the common usage and common facilities including staircase and they all will be having undivided proportionate share of land underneath, common area, facilities and all buildings, structures, installations, fitments, if any, affixed to the earth or permanently affixed to something attached to the earth of the entire property.
 17. 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.
 18. 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 property by private treaty.
 19. 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 property. 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.
 20. If any bidder intends to bid for more than 1 property under auction, then the bidders has to submit separate bids for each of the properties by following the process as mentioned above.





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21. 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.
22. Any other encumbrances are not known to the Bank except, one Securitisation Application titled as Satlaj Marketing Services Pvt Ltd v/s Kotak Mahindra Bank Ltd bearing SA No.213/2022 has been filed in Debt Recovery Tribunal - I, Delhi which is pending adjudication. The Intending bidders are advised to make independent enquiry regarding Pending Litigations, dues of local Authority i.e. Municipal Taxes, Maintenance/society charges, Electricity and water Charges and any other dues or Taxes, including Transfer Charges/Fee. 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 property Auctioned. The Intending Bidders are advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
23. All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
24. All outgoing charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.
25. All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property 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.
26. As per Section 194-IA of the Income Tax Act, 1961, TDS @ 1% shall be applicable on the sale proceeds, if the sale consideration is Rs.50,00,000.00 (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser shall deduct and deposit 1% TDS in the name/s of M/s Satlaj Marketing Services Private Limited, having PAN No. AAJCS2042Q, from the sale price and deposit the same with Income Tax Department. Furthermore, only 99% of the Sale Price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favor of the Successful bidder/purchaser only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS.
27. Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "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 Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. Please note that the Bank/Authorised Officer/Secured Creditor does not in any way guarantee or make any representation with regard to the fitness/title of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis.
28. 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.
29. The Borrower/s attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. If the dues of the bank together with all costs, charges and expenses incurred by the Bank or part thereof or amount higher than the Reserve Price or amount higher than Highest Bidding Value arrived at after the Inter-se Bidding, as may be acceptable to the bank are





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tendered / committed to be tendered by / on behalf of the Borrower/s/Guarantor/s/Mortgagor/s even through their Agents/Buyers/Investors, identified by them, at any time on or before the date fixed for Auction /Sale or on same date of Auction or before/after completion of Bidding formalities including the declaration of Highest Bidder and even after the issuance of the Sale Confirmation Letter but before the issuance of Sale Certificate to the Successful bidder, the auction / sale of asset may be cancelled at the sole discretion of the Authorised Officer and without assigning any reason. The Authorised Officer reserves the right to accept or reject any/ 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. No counter-offer/conditional offer/conditions by the Bidder and/or Successful-Bidder will be entertained. 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.

30. 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.
31. 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.
32. Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale.
33. 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.
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.
35. For further details kindly, contact Authorised Officer Mr. Dipanshu Singh (Mobile no. +91-9953965199)/Mr. Vikram Sharma (Mobile no. +91-9667221449) or Official of the Bank Mr. Lokesh Rehani (Mobile No. +91-9310144281)

STATUTORY 15 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 15 (Fifteen) 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.

Place: Delhi

For Kotak Mahindra Bank Ltd.

Date: December 14, 2023

