



# KOTAK MAHINDRA BANK LIMITED

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

Branch Office: 6th Floor, Atlantis Tower, D-231/232, Amrapali Marg, Near Amrapali Circle, Vaishali Nagar, Jaipur-302021

## SALE NOTICE FOR SALE OF MOVABLE/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 Rules 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Kotak Mahindra Bank Ltd. ("the Secured Creditor"), the Possession whereof has been taken by the Authorized officer of the secured creditor on 07/01/2022, will be sold by way of e-auction on "As is where is", "As is what is", and "Whatever there is" and "No recourse" basis on 04-03-2022 at 11:00 AM to 1.00 P.M for recovery of Rs. 11,05,94,319.02 (Rupees Eleven Crore Five Lakh Ninety Four Thousand Three Hundred Nineteen and Two Paise only) as on 18th May, 2019 together with further interests, costs, charges and expenses thereon due to the secured creditor from 1. Jhandewalas Foods Limited (Borrower) (formerly known as Jhandewalas Foods Private Limited), B-70- 1st Floor, Upasana House, Near Janta Store, Bapu Nagar, Jaipur-302015 (Rajasthan). 2nd Address: Shop No 350,351,352, 3rd Floor, Saraogi Mension, M I Road, Jalur-302018 (Rajasthan), 2. Mr. Raakesh B Kulwal (Guarantor & Mortgagor), 144 Kallashpuri Meena Clonony, Durgapura, Jaipur-302018, (Rajasthan), 3. Mrs. Jinko Devi Koolwal (Guarantor), 144 Kallashpuri Meena Clonony, Durgapura, Jaipur-302018, (Rajasthan), 4. Mr. Bhanwar Lal Kulwal (Guarantor & Mortgagor), 144 Kallashpuri Meena Clonony, Durgapura, Jaipur-302018, (Rajasthan) & 5. M/s Harinarayan Gyarsilal (Guarantor & Mortgagor), Proprietorship Firm Of Mr. Bhanwar Lal Kulwal Shop No 35 Johri Bazar, Jaipur-302003, (Rajasthan). The details regarding the description of properties, reserve price (below which the properties will not be sold) and the Earnest Money Deposit are more particularly stated in the table below.

### Description of the Properties put for sale

#### Property owned by M/s Hari Narayan Gyarsi Lal (Property No. 1)

All the piece and parcel of non-agriculture property being immovable property being Shop No 2, Block Ka, Main Mandi Campus, Surajpole, Jaipur together with all existing building and structures thereon and buildings and structures as may be erected/constructed there upon any 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, both present and future, owned by M/s Hari Narayan Gyarsi Lal. Four corners of the Property: East: Shop No Ka-3, West: Shop No Ka-1, North: Road 40, South: Road 40.

#### Property owned by Mr. Raakesh B Kulwal (Property No. 2)

All the piece and parcel of non-agriculture property being Khasra No 146,173,149,150/2 & 148/1083, Village Syau, Tehsil Chomu, District Jaipur together with all existing building and structures thereon and buildings and structures as may be erected/constructed there upon any 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, both present and future, owned by Mr. Raakesh B Kulwal. Four corners of the Property: - East: NA, West: NA, North: NA, South: NA

### DETAILS OF SALE

S. No.	Property No.	Reserve Price for Immovable Property mentioned in below schedule	Earnest Money Deposit
1	1	2,00,00,000.00	20,00,000.00
2	2	2,75,00,000.00	27,50,000.00
Date of E-Auction		04-03-2022 at 11:00 AM to 1.00 P.M	
Place of opening Tender		Kotak Mahindra Bank Ltd, Agri Business Group, 6th Floor, Atlantis Tower, D-231/232, Amrapali Marg, Near Amrapali Circle, Vaishali Nagar, Jaipur-302021	
Last date for submitting the Bids		Dated: 03 March, 2022 at 4.00 P.M.	
Date of inspection and Time		Dated: 01-03-2022 at 10.00 AM to 3.00 PM	

### TERMS AND CONDITIONS OF THE SALE OF MOVABLE/IMMOVABLE PROPERTY BY WAY OF E-AUCTION:-

- The Auction Sale will be "Online E-Auction / Bidding" through KMBL's approved service provider, e-Procurement Technologies Limited (Auction Tiger), having its Office at Ahmedabad, Gujarat-380006, help line Nos. Mr. Chintan Bhatt, Ph. Nos. 079-68136880/881/837/842/09978591888, and also help line mail id support@auctiontiger.net at the web portal <https://kotakbank.auctiontiger.net>
- The Auction Sale will be held on 04-03-2022 at 11:00 AM to 1.00 P.M with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time.
- The Bid price to be submitted, shall be above the Reserve Price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of INR. 25000/- (Rupees Twenty Five Thousand only).
- The property will not be sold below the Reserve Price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid immediately or before closing of Next working Day from the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which the Bank shall forfeit amounts already paid/deposited by the purchaser and the AO is having authority to confirm the sale to the next highest bidder.
- Bidders are advised to visit the said website <https://kotakbank.auctiontiger.net> for Bid forms and detailed terms and conditions of the sale before submitting their bids and participating in the proceedings.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.
- All Bid forms shall be accompanied by copies of following KYC documents viz., (i) PAN card (ii) Aadhar card/passport (iii) Current Address proof (iv) valid e-mail ID (v) Contact number/s (mobile/landline), etc. Scanned copies of said documents shall be submitted to the email ID stated above. Earnest Money Deposit (EMD) as mentioned against property described in the accompanying Sale Notice shall be submitted by way of Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Jaipur.
- The intending bidder should submit a proof of deposit of EMD to the bank in a format as may be acceptable to the Bank.
- The Bidders should hold the valid e-mail ID as all the relevant information from secured creditor/the service provider may be conveyed through email only.
- Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction.
- However, neither the Authorized Officer nor the Secured Creditor or Service Provider shall be responsible for any technical lapses/power failure, etc.
- The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings.
- The sale is subject to confirmation by the Bank. If the borrower/guarantors(s) pay the entire amount due to the secured creditor before the appointed date and time of e-auction, no sale will be conducted.
- To the best of knowledge and information of AO, no other encumbrances exist on the aforesaid properties, however prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances, etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property. The properties are being sold with all the existing and future encumbrances whether known or unknown to the secured creditor.
- The AO has the right to reject any tender/tenders or even may cancel the e-auction without assigning any reason thereof.
- On compliance of terms of sale, AO shall issue a 'certificate of sale' in favor of the purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, GST, etc. shall be borne by the purchaser.
- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules, 2002 and the conditions mentioned above.
- You may also visit our website <https://www.kotak.com/en/bank-auctions.html>. Regarding inspection of property, etc., the intending bidders may contact the Authorized Officer, Kotak Mahindra Bank Ltd. Authorised Officer Mr. Vivek Joshi on Ph. No. 9672980959/Mr. Vivek Joshi 9672980959. Agri Business Group 6th Floor, SDC Atlantis Tower, D-231/232, Amrapali Marg, Near Amrapali Circle, Jaipur-302021.

Place: Jaipur, Date: 29-01-2022

Sd/-, Authorized Officer, Kotak Mahindra Bank Ltd.

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