



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 IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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), 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 **24-03-2023**, will be sold through E-Auction on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", and "**WHATEVER THERE IS BASIS**" on **27-06-2024**, for recovery of **Rs. 59,27,79,729.37 (Rupees Fifty Nine Crores Twenty Seven Lakhs Seventy Nine Thousand Seven Hundred and paise Thirty Seven Only)** as on **09-04-2024** 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 **M/s Shri Ram Krupa Paper Mills (Borrower) a Proprietary Firm now being represented by and through the legal heirs of Chhabildas Devjibhai Patel (Proprietor since deceased)** and Mortgagor/s / Guarantor/s namely **2.1) Mrs Jasuben Chhabildas Patel As Wife And Legal Heirs Of Deceased Chhabildas Devjibhai Patel; 2.2) Mr Himanshu Chhabildas Patel As Son And Legal Heirs Of Deceased Chhabildas Devjibhai Patel; 2.3) Mr Mehul Chhabildas Patel Son And Legal Heirs Of Deceased Chhabildas Devjibhai Patel; 2.4). Preeti Jayesh Patel (Wife Of Jayesh Mansukhbai Patel) Daughter And Legal Heirs Of Deceased Chhabildas Devjibhai Patel 3) Mr Ramesh Chaturbhai Patel; 4) Mr Nanjibhai Chaturbhai Patel; 5) Mrs Jasuben Chhabildas Patel; 6) Mr Ghanshyam K Soni; 7) Mr Himanshu Chhabildas Patel; 8) Mr Prakash P Patel (Varmora); 9) Mr Mehul Chhabildas Patel; 10) Mr Dhanjibhai Mausana.**

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

Lot No.	Name of the Mortgagor/s	Details Of Immovable Property 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	MR.CHHABILBHAI DEVJIBHAI PATEL	ALL THOSE PIECES AND PARCELS OF IMMOVABLE PROPERTY OF FACTORY LAND AND BUILDING WITH LAND AND GROUND TOGETHER WITH THE BUILDING/S AND PREMISES STANDING THEREON SITUATED AT REVENUE SURVEY NO. 561 LAND ADMEASURING ABOUT 16390 SQ. MTRS. AT VILLAGE DEDADARA KNOWN AS " SHREE RAM	26-06-2024 upto 06.00 p.m.	27-06-2024 from 01.00 p.m. to 02.00 p.m.	5,05,00,000.00 (Rupees Five Crores Five Lakhs Only)	50,50,000.00 (Rupees Fifty Lakhs Fifty Thousand Only)

		<p>KRUPA PAPER MILLS" SURENDRANAGAR - VIRAMGAM HIGHWAY, AT DEDADARA, TALUKA WADHWAN, DISTRICT SURENDRANAGAR PIN 363030 - INDUSTRIAL PAPER MILLS WITH FACTORY PREMISES AND OTHER STRUCTURE THEREON ALONG WITH INDUSTRIAL UNIT/SHED, OFFICE BUILDING LABOUR QUARTERS, SECURITY CABIN/ROOM, LABOUR ROOM, COMPOUND WALL, LAND DEVELOPMENT ETC., INCLUDING ALL RIGHTS, TITLE, INTEREST, EASEMENTS, PRIVILEGES, CONNECTIONS, RIGHTS IN COMMON DRIVEWAY, ENTRANCES, PASSAGES, AND OTHER COMMON FACILITIES AND AMENITIES PROVIDED THEREIN, ALONG WITH ALL OTHER PRESENT AND FUTURE SUPERSTRUCTURES WILL BE CONSTRUCTED THEREON.</p> <p>WHICH ARE BOUNDED ARE AS UNDER:</p> <p>EAST : AGRICULTURE LAND OF R. S. NO. 559</p>				
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		<p>WEST : SURENDRANAGAR - VIRAMGAM STATE HIGHWAY</p> <p>NORTH : AGRICULTURE LAND OF R. S. NO. 559</p> <p>SOUTH : 6.92 MTR. WIDE KACHHA ROAD</p>				
II	<p>MR. RAMESH C. PATEL (MORASIYA) AND MR. NANJIBHAI C. PATEL (MORASIYA)</p>	<p>ALL THOSE PIECES AND PARCELS OF IMMOVABLE RESIDENTIAL PLOTS PROPERTY BEARING PLOT NO. 29 ADMEASURING 272.28 SQ. MTRS. I.E. 325.65 SQ. YARDS AND PLOT NO. 30 ADMEASURING 189.05 SQ. MTRS. I.E. 226.10 SQ. YARDS AND OPEN PLOT OF LAND MARK - A ADMEASURING ABOUT 189.05 SQ. MTRS. TOTAL LAND ADMEASURING ABOUT 1221.33 SQ. MTRS. OF REVENUE SURVEY NO.45 PART SITUATED AT MOUJE RATANPUR, TALUKA WADHAWAN, IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF SURENDRANAGAR INCLUDING ALL RIGHTS, TITLE, INTEREST, EASEMENTS, PRIVILEGES, CONNECTIONS, RIGHTS IN COMMON DRIVEWAY, ENTRANCES, PASSAGES, AND OTHER COMMON FACILITIES AND AMENITIES PROVIDED THEREIN, ALONG WITH ALL OTHER PRESENT AND FUTURE</p>	<p>26-06-2024 upto 06.00 p.m.</p>	<p>27-06-2024 from 01.00 p.m. to 02.00 p.m.</p>	<p>1,91,00,000.00 (Rupees One Crore Ninety One Lakhs Only)</p>	<p>19,10,000.00 (Rupees Nineteen Lakhs Ten Thousand Only)</p>

		<p>SUPERSTRUCTURES WILL BE CONSTRUCTED THEREON.</p> <p>WHICH ARE BOUNDED ARE AS UNDER:</p> <p>BOUNDARIES OF PLOT NO. 29</p> <p>EAST : SOCIETY INTERNAL 9.00 MTR ROAD WEST : OPEN LAND TOWARDS OF AGRICULTURE LAND OF REVENUE SURVEY NO. 46/3 NORTH: 21.88 MTRS. AND THAT DIRECTION TO SURVEY /PLOT NO. 28 SOUTH : 15 MTRS. WIDE WADHWAN - RAJKOT BYEPASS ROAD</p> <p>BOUNDARIES OF PLOT NO. 30</p> <p>EAST : SOCIETY INTERNAL 9.00 MTR ROAD WEST : OPEN LAND TOWARDS OF AGRICULTURE LAND OF REVENUE SURVEY NO. 46/3 NORTH : LAND OF SURVEY /PLOT NO. 28 SOUTH : 27.50 MTRS. WIDE AND THAT DIRECTION OPEN LAND - A AND ROAD.</p> <p>BOUNDARIES OF OPEN LAND MARK - A</p> <p>EAST : 7.00 MTR WIDE 9.00 MTRS. SOCIETY INTERNAL ROAD</p>				
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		<p>WEST : 7.00 MTR WIDE ROAD AND LAND OF REVENUE SURVEY NO. 46/3 NORTH: 27.50 MTRS. AND THAT DIRECTION TO SURVEY /PLOT NO. 30 SOUTH : 28.80 MTRS. WIDE LAND AND WADHWAN - RAJKOT BYEPASS ROAD</p>				
III	SMT. JASUBEN CHHABILBHAI PATEL	<p>ALL THOSE PIECES AND PARCELS OF IMMOVABLE RESIDENTIAL BUNGLOWS BEARING REVENUE SURVEY NO. 1798/2 PAIKEE, WARD NO. 3, NONDH/SANAND NO. 77/6 PAIKEE, KNOWN AS "PARIVARTAN SOCIETY" BEHIND SHAHIBAUG SOCIETY, NEAR VEGATABEL MARKET, WADHWAN CITY, GHARBHENI LAND'S PLOTS PAIKEE PLOT NO. 6 LAND AREA 446.67 SQ. MTRS. IS EQUAL TO 534.21 SQ. YDS. AND PLOT NO. 5/A, ADMEASURING 130.60 SQ. MTRS. AND PLOT NO. 5/B 91.25 SQ. MTRS. (LAND AREA 221.85 SQ. MTRS. IS EQUAL TO 265.33 SQ. YDS. TOTAL AREA 666.52 SQ. MTRS. IS EQUAL TO 799.54 SQ. YDS. UPPER RESIDENTIAL BUILDING IN "PARIVARTAN SOCIETY" 5 AT BEHIND SHAHIBAUG SOCIETY, NEAR VEGATABEL MARKET,</p>	26-06-2024 upto 06.00 p.m.	27-06- 2024 from 01.00 p.m. to 02.00 p.m.	2,15,00,000.00 (Rupees Two Crores Fifteen Lakhs Only)	21,50,000.00 (Rupees Twenty One Lakhs Fifty Thousand Only)

		<p>WADHWAN CITY MOUJE WADHAWAN, TALUKA WADHAWAN, IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF SURENDRANAGAR. INCLUDING ALL RIGHTS, TITLE, INTEREST, EASEMENTS, PRIVILEGES, CONNECTIONS, RIGHTS IN COMMON DRIVEWAY, ENTRANCES, PASSAGES, AND OTHER COMMON FACILITIES AND AMENITIES PROVIDED THEREIN, ALONG WITH ALL OTHER PRESENT AND FUTURE SUPERSTRUCTURES WILL BE CONSTRUCTED THEREON. (CITY SURVEY WARD NO. 3 CITY SURVEY NO. 77- 35-7 AND 77/6 TOTAL AREA OF PLOT NO. 5 & 6 ADM. 1113.19 SQ. MTRS.)</p> <p>WHICH ARE BOUNDED ARE AS UNDER :</p> <p>EAST : SOCIETY INTERNAL 9.15 MTR ROAD WEST : LAND CITY REVENUE SURVEY NO. 1799 PAIKEE NORTH : PLOT NO. 4 SOUTH : PLOT NO. 7</p>				
IV	M/S SHRI RAM KRUPA PAPER MILLS	<p>PLANT & MACHINERY INSTALLED AT THE FACTORY PREMISES KNOWN AS "SHREE RAM KRUPA PAPER MILLS"</p>	26-06-2024 upto 06.00 p.m.	27-06- 2024 from 01.00 p.m. to 02.00 p.m.	2,07,00,000.00 (Rupees Two Crores Seven Lakhs Only)	20,70,000.00 (Rupees Twenty Lakhs Seventy Thousand Only)

		SURENDRANAGAR- VIRAMGAM HIGHWAY, AT DEDADARA, TALUKA WADHWAN, DISTRICT SURENDRANAGAR PIN 363030 -				
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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 **14-06-2024 as mentioned herein above** 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 **27-06-2024** 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. Dharani Krishna - Mobile +91-9948182222; email id - andhra@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 26-06-2024 upto 06.00 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 Property in the matter of M/s Shri Ram Krupa Paper Mills" - 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 26-06-2024 upto 06:00 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. 1,00,000/- (Rupees One Lakhs 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 property 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 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 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 property by private treaty.
- 18) In an event of failure of the E - Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.
- 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.
- 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 encumbrances are not known to the Bank except Securitisation Application No. 136/2020 which is pending before Hon'ble Debt Recovery Tribunal II, Ahmedabad wherein "NO STAY" has been granted. 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 Bidder is 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-A 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 1% TDS for the Property Lot No I in the name of Late MR.CHHABILBHAI DEVJIBHAI PATEL (through legal heirs SMT. JASUBEN CHHABILBHAI PATEL having PAN- ABUPP2568H), for the Property Lot No II in the name MR. RAMESH C. PATEL (MORASIYA) AND MR. NANJIBHAI C. PATEL (MORASIYA) (having PAN - AMQPP4535K) and for the Property Lot No III in the name of SMT. JASUBEN CHHABILBHAI PATEL (having PAN - ABUPP2568H), for the Property Lot No IV in the name of M/S

SHRI RAM KRUPA PAPER MILLS (through legal heirs HIMANSHU CHHABILBHAI PATEL having PAN- ANOPP9905C), to be borne by him from the sale price of the respective property 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 favour 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 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 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.
- 31) 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.
- 32) 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.
- 33) For further details kindly contact Authorized Officer Mr. Vishal Lahine (Mobile No. 91-6359988821) and Mr. Pranay Bharucha (Mobile no. +91-7045928097)

Place: Surendranagar, Gujarat

For Kotak Mahindra Bank Ltd,

Sd/-

Authorised Officer

Date: 24-05-2024