

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd. (RARC), a Trustee of “RARC 058 (KJSB SME) Trust” is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 28th March, 2019 executed with The Kalyan Janata Sahakari Bank Ltd.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of “online e-auction” for recovery of dues. The properties shall be sold strictly on “AS IS WHERE IS”, “AS IS WHAT IS” and “NO RECOURSE” basis apart from other terms mentioned below.

Name of Borrower/guarantors	Outstanding dues	Date of Possession
1. M/s. Badhan Agro Foods Private Limited (Borrower) 8/9, M J Park, Opp. Rath iAmrai, Near Chopda Lawns, Old Gangapur Naka, Nashik- 422005 2. M/s. Badhan Agro Foods Private Limited (Borrower) 14, Morya Apartment, Behind Jalaram Farsan, Collage Road, Nashik-422005 3. M/s. Badhan Agro Foods Private Limited (Borrower) Gate No, 241, Village Awankhed, Dindori Vani Road, Tal-Dindori, Dist. Nashik-422005 4. Ms. Mamata Somnath Badhan (Director & Guarantor) Flat No.20, Nirman Residency, Sharanpur Link Road, Canada Corner, Nashik, Dist. Nashik-422005 5. Mr. Somnath Gangadhar Badhan (Director & Guarant) Flat No.20, Nirman Residency, Sharanpur Link Road, Canada Corner, Nashik, Dist. Nashik-422005	Rs.7,64,51,148.1/- as on 30.11.2021 with future interest thereon till the date of entire payment.	15 th September, 2020
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
A) All that piece and parcel of Industrial NA free hold land bearing at Gat. No. 241/1, admeasuring 4 H 19 R + Pot Kharaba 1 H 39 R total Area 5 H 58 R assessed at Rs. 1-91 at Village – Awankhed, Taluka – Dindori, District – Nashik AND B) Factory Shed constructed at Gat. No. 241/1, VillageAwankhed, Taluka – Dindori, District – Nashik. Factory shed admeasuring 424.01 sq. mtrs. (Built Up) constructed thereon within the limits of Sub registration District - Dindori and Registration District - Nashik (including future constructions thereon)	Rs.5,00,00,000/- (Rupees Five Crore Only)	Rs.50,00,000/- (Rupees Fifty Lakh Only)

Inspection of Property : **05.01.2022 (11 am – 3.00 pm)**

Last date for bid submission : **11.01.2022 (up to 5.00 pm)**

Date of e-auction : **12.01.2022 (11.30 am – 12.30 pm)**
(With extension of 5 minutes each)

TERMS AND CONDITIONS OF E-AUCTION SALE

- The property shall not be sold below the reserve price and sale is subject to the confirmation by RARC as secured creditor. The property shall be sold strictly on “AS IS WHERE IS” and “AS IS WHAT IS BASIS.
- E-auction will be conducted “online” through M/s. E-Procurement Technologies Ltd. (ETL).

3. Before participating in E- auction, the intending bidders should hold a valid e-mail id and register their names at portal Domain name: <https://reliancearc.auctiontiger.net> and get their User ID and password from M/s. E-Procurement Technologies Ltd. (ETL). The intending bidder has to upload his/her/their KYC documents or submitted offline line along with bidform at our branch office.
4. Prospective bidders may avail online training on E-Auction from M/s. E- Procurement Technologies Ltd- Auction Tiger, Ahmedabad [Help line Nos. Phone No: 079-68136805/37/80/51/94 & Mo. 9265562821; Contact Persons: Mr. Chintan Bhatt :- 9978591888, Email id: chintan.bhatt@auctiontiger.net / rikin@auctiontiger.net / support@auctiontiger.net
5. **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No 019011100000167, Name of the Bank: The Kalyan Janata Sahakari Bank Ltd, Branch: Dadar, Mumbai, Name of the Beneficiary: RARC 058 (KJSB SME) Trust, IFSC Code: KJSB0000019.** Please note that the Cheque/Demand Draft shall not be accepted towards EMD.
6. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount **in multiple of Rs. 5,00,000/- (Rupees Five Lakh Only).**
7. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
8. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However, extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer.
9. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
10. As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.
11. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
12. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
15. For further details, contact Mr. Pravin Angarakhe, Chief Manager–Legal, Mobile No- 9136957679 or Mr. Vinod Pawaskar, Head-Legal, Mob. 8080722836 Reliance Asset Reconstruction Company Ltd. at above mentioned address.

THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Mumbai
Date: 22.12.2021

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,