

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE ASSET CHARGED TO THE BANK UNDER THE Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") READ WITH PROVISO TO RULE 6(2) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("Rules")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantors and/or Mortgagees that the below described movable property hypothecated/pledged/charged (referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the physical possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse Basis" on 27th December 2024, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under rules 6 and 7 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower and Hypothecator	Details of the Property	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents
				EMD Bld Increase Amount		
<p>1. Khedut Agro Engineering Private Limited ("Borrower and/or Hypothecator") 2. Mr. Dinesh Jamnadas Khanpara (Guarantor and Mortgagee) 3. Mr. Ranchhodhbhai Laxmidas Khanpara (Guarantor) 4. Khedut Agro Engineering, a registered Partnership Firm through its partners Mr. Dinesh Jamnadas Khanpara and Mr. Ranchhodhbhai Laxmidas Khanpara (Corporate Guarantor and Mortgagee) Having Addresses at: Plot No. 6, Survey No.191, Shantidham Society Road Near Orka Farm , B - B, N. H. Veraval (S, Hapar), Kotda Sangani, Gujarat - 360004; Also At : 402, Shantiniketan Apartments, Behind Prasang Hall, 150 Feet Ring Road, Rajkot 360001 Gujarat; Also At : Silver Heights, BL No. 302, Jasal Park, Behind Crystal Mall, Katabwad Road, Rajkot, Gujarat -360005. Also At : 403, Soljij Apartments, Zanzardi Road, Junagadh 362001 Gujarat Info@khedutagro.com and dinesh_patel63@yahoo.com Info@khedutagro.com account@khedutagro.com dinesh@khedutagro.com cxport@khedutagro.com finance@khedutagro.com</p>	<p>All the movable situated inside the Factory shed constructed on land admeasuring 887-65 sq mts of Plot no. 6 of Revenue Survey No. 191, Paiki of Village Veraval of Kotda Sangani Taluka of Rajkot District, Registration District Rajkot and within the limits of Veraval Corporation/ Grampanchayat and bounded as Follows: On or towards East: Road On or towards South: Lagu Kharaba Land On or towards West: Lagu Plot No. 4 On or towards North: Lagu Plot Nn 5</p>	<p>For Cash Credit facility: All of you in your capacity as Borrower and/or Guarantors/ Mortgagees are jointly and severally liable to pay Rs. 8,82,40,414.42/- (Rupees Eight Crores Ninety Two Lakhs Forty Thousand Four Hundred Fourteen and paise Forty Two Only); and For GECL I and GECL II Facility: Khedut Agro Engineering Private Limited in your capacity as Borrower and Mr. Dinesh Jamnadas Khanpara and Khedut Agro Engineering, a registered Partnership Firm in your capacity as Mortgagee are jointly and severally liable to pay Rs. 2,36,49,903.54: (Rupees Two Crore Thirty-Six Lakhs Forty-Nine Thousand Nine Hundred Three and Paise Fifty-Four Only) along with further interest thereon from 16th September 2022, plus penal and other interest and amounts as per the loan and security documents, till payment thereof. Demand Notice dated 22nd September 2022, Possession Notice dated 11th June, 2023; and Sale Notice dated 11th October, 2024 under rule 6(2) of the Rules; Sale Notice published on 21st October 2024.</p>	<p>4th December 2024 From 10.30 AM till 3.30 P.M.</p>	<p>Reserve Price: INR 0.00 Crore EMD: INR 60,000/- Bid Increase Amount: INR 10,000/-</p>	<p>Date of e-auction: 27th December 2024 Time of e-auction: 11.00 A.M. to 1.00 P.M.</p>	<p>On or before 26th December 2024 by 4.00 P.M.</p>

Interested bidders may note that to the best of knowledge and information of the Authorized Officer, there are no encumbrances on the Property other than the charge of the Bank. Litigation pending in respect of the Property are detailed in the Tender Documents and terms and conditions of e-auction available on the website mentioned below.

However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property put on auction and claims/ rights/ dues/ effecting the Property, prior to submitting their bid.

Terms and Conditions:

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed in the Tender Documents and the terms and conditions of auction available on the website of <https://www.bankeauctions.com> and <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> through Login ID & Password. The user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com> which is mandatory for bidding in e-auction. The EMD shall be payable through NEFT/RTGS in the following Account of RBL BANK Ltd:- Auction Proceeds Collection GL, Account No 2599109900130047 (IFSC Code RATN0009900), before 4.00 PM on or before 26th December 2024.
- Interested bidders may avail support/online training on E-Auction from M/s. C1 India Pvt Ltd (Contact No: 7291981124/25/26. Contact Person Mr. Dhavik Pandya Mob No: 08866682937, e-mail: maharashtra@c1india.com and for any query in relation to Property, they may contact Mr. Akbar Panjwani, Authorised Officer (Mob.No. 9322606673 email: akbar.panjwani@rblbank.com and or Mr. Anil Dalmia, Authorised Officer (Mob. No. 9819226840) email: anil.dalmia@rblbank.com
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The Borrower, Mortgagees and Guarantors have failed to comply with the demand in the Sale Notice dated 11.10.2024 issued by the Bank and redeem the Property. In view thereof, the Property shall be sold by way of e-auction.

Date : 22nd November 2024
Place : Rajkot, Gujarat

Sd/
RBL Bank Ltd.
Authorised Officer

BUSINESS STANDARD - AHMEDABAD EDITION
DATED - 22nd November 2024