



RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

Controlling Office: One World Centre, Tower 2B, 6th Floor, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400 013.

Notice for sale by way of private treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”) and the Security Interest (Enforcement) Rules, 2002 (“Rules”)

Notice is hereby given by Undersigned, being the Authorised Officer of RBL Bank Limited (“**Bank**”) to the public in general and to the **Khedut Agro Engineering Private Limited (Borrower and Hypothecator), Mr. Dinesh Jamnadas Khanpara and Khedut Agro Engineering, a registered Partnership Firm through its partners Mr. Dinesh Jamnadas Khanpara and Mr. Ranchhodbhai Laxmidas Khanpara (Guarantor and Mortgager) and Mr. Ranchhodbhai Laxmidas Khanpara (Guarantor and Pledgor)**, in particular, that the immovable property described in table hereunder (“**Secured Asset**”) charged/mortgaged to the Bank will be sold on “**As is where is**”, “**As is what is**”, “**Whatever there is**” and “**Without recourse basis**” under the provisions of SARFAESI Act and the Rules. The Secured Asset remains under the physical possession of the Authorised Officer of the Bank.

The sale is under the provisions of SARFAESI Act by way of Private Treaty. Bank has received an offer of an amount of Rs. 40,00,000/- (“**Anchor Bid**”) and earnest money deposit of an amount of Rs.4,00,000/- for sale of the Secured Asset by way of private treaty. The Authorised Officer invites the bids from the interested parties, who wish to purchase the Secured Asset. In case of multiple bids, only the highest bid shall be considered. The Original Offeror (Anchor Bidder) will have a right to match the highest bid received under this Notice. In case, the Anchor Bidder matches the highest bid, then the Anchor Bidder shall be declared as the Successful Bidder, however, in the event the Anchor Bidder fails/refuses to match the highest bid, the Secured Asset will be sold to the Highest bidder by way of private treaty on “As is where is”, “As is what is”, “Whatever there is” and “Without Recourse Basis” under the provisions of SARFAESI Act and Rules. Key details for the sale of the Secured Asset is appended hereinunder:

i)

Offer/Anchor Bid of the purchaser (“ Anchor Bidder ”)	Rs. 40,00,000/-
Expected bids from interested bidder(s)	Expected bids to be minimum Rs. 1,00,000/- above the Anchor Bid (Rs. 40,00,000/-). Bids which are less than the minimum Rs. 41,00,000/- as mentioned above shall not be accepted.
Earnest money deposit (“ EMD ”)	10% of the offer by the interested bidder
Last date for submission of bid & EMD	11.07.2025 on or before 5.00 p.m.
Declaration of Successful Bidder	22.07.2025
Deposit of 25% (including EMD) of the Sale consideration	23.07.2025
Deposit of balance sale consideration	06.08.2025



RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

Controlling Office: One World Centre, Tower 2B, 6th Floor, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400 013.

<p>Outstanding Amount as on September 15, 2024 as per the Demand Notice issued to all of you under the provisions of SARFAESI Act and Rules</p>	<p>a) For Cash Credit facility: All of you in your capacity as Borrower and/or Guarantors/Mortgagors are jointly and severally liable to pay Rs. 8,92,40,414.42/- (Rupees Eight Crores Ninety Two Lakhs Forty Thousand Four Hundred Fourteen and paise Forty Two Only):and</p> <p>b) 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 Mortgagor 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).</p> <p>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 reduced by the amount recovered by the Bank till date.</p> <p>For further, clarification/query in respect of the Outstanding Amount, the undersigned may be contacted at Milind.Rastogi@rblbank.com/ Anil.Dalmia@rblbank.com.</p>
<p>Description of the Secured Asset</p>	<p>All that piece and parcels of immovable property being Flat No. 402, having built up area admeasuring 85-00 sq. mt. on 4th Floor of the building named “Shantiniketan Apartment”, constructed on land admeasuring 510-00 sq. mts. Of Plot No. 63 of Survey No. 73 and 75 of village Nana Mava which is more identified as F.P. No. 190 of T.P. Scheme No.3 of Village Nana Mava of Rajkot Taluka of Rajkot District owned by Dinesh Jamnadas Khanpara and bounded as follows:</p> <p>On or towards East: “MAN” Bungalow (Plot No. 64) On or towards South: R.S No. 70 On or towards West: Flat No. 401 & Stair On or towards North: 30 ft. Road Together with fittings and fixtures annexed thereto/building structure standing thereon</p>



RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

Controlling Office: One World Centre, Tower 2B, 6th Floor, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400 013.

Encumbrances	Society dues of an approximate amount INR 4,50,000/- till June 30, 2025 [<i>To be borne by the proposed purchaser alongwith other encumbrances,if any,.</i>]
Details of Authorised Officer for any query in relation to Secured Asset, process and terms and conditions of the present sale.	Mr. Milind Rastogi, Authorised Officer (Mob.No. 9136677784) email: Milind.Rastogi@rblbank.com . Or Mr. Anil Kumar Dalmia, Authorised Officer (Mob. No. 9819226840) email: Anil.Dalmia@rblbank.com)

- ii) The intending bidders should make their own independent inquiries regarding the encumbrances, title of Secured Asset and claims/ rights/ dues/ effecting the Secured Asset, prior to submitting their bid.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Secured Asset and specification before submitting the bid.
- iv) The interested bidders shall submit their EMD details, KYC documents and duly signed copy of the terms and conditions of present sale (*will be provided on request by the Authorised Officer*), by way of email to milind.rastogi@rblbank.com/ Anil.Dalmia@rblbank.com on or before 5.00 P.M. on or before 11.07.2025 p.m.. 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 RATN0000990), before 11.07.2025 on or before 5.00 P.M..
- v) The Authorised Officer of the Bank reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel the present sale at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- vi) The Borrower, Mortgagors and Guarantors have failed to comply with the demand in the Sale Notice dated 23rd May, 2025 issued by the Bank and redeem the Property. In view thereof, the Property shall be sold by way of private treaty as per the provisions of SARFAESI Act and Rules.

Date: 04.07.2025

Place: Rajkot, Gujarat

Sd/-
For RBL Bank Ltd.
Authorised Officer