



RAJ RADHE FINANCE LIMITED

CIN No: U67120GJ1985PLC007576 • Regd Off:47, Shyamal Row House

3/B, Nr. Shyamal Cross Roads, Ahmedabad - 380015

Authorised officer: Meet Shah, Contact number: +91 63598 93919

SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

[Appendix II-A and IV – A] • [See proviso to rule6(2)and 8(6)]

E-auction Sale Notice for Sale of movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the effect that Raj Radhe Finance Limited is a company incorporated under the Companies Act 1956 read with section 2(m) of SARFAESI act 2002. Raj Radhe Finance Limited has acquired the entire outstanding debts of **M/s. Shree Ramdev Cotton Ginning and others** along with underlying securities from Bank of Baroda. The said financial assets now stand assigned transferred and vested into Raj Radhe Finance Limited vide registered Assignment Agreement dated 13th January, 2021.

Notice is hereby given to the public in general and in particular to the Borrower / guarantors/ Mortgagor(s) that the below described movable property hypothecated /charged and mortgaged immovable property mortgaged/charged to the Secured Creditor, the physical possession of which was taken by the Authorised officer of Bank of Baroda on 6th September, 2019 now stands assigned, transferred to and vested into Raj Radhe Finance Limited under the provisions of SARFAESI Act and Security Interest (Enforcement) Rules 2002.

Secured Assets will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” basis through E –Auction for recovery of Rs. 30,96,55,780.26/- (Thirty Crore Ninety Six Lakhs Fifty Five Thousand Seven Hundred Eighty and Twenty Six Paise Only) as on 31-07-2022 due to secured creditor from M/s. Shree Ramdev Cotton Ginning, Mr. Sanjaybhai Vallabhbbhai Kapuriya, Mrs Sangitben Sanjaybhai Kapuriya, Mrs Manjulaben Vallabhbbhai Kapuriya and Mr. Gautambhai Vallabhbbhai Kapuriya.

It is hereby informed to General Public that we are going to conduct public E – Auction through website <https://sarfaesi.auctiontiger.net> on 30th August, 2022 at 12:00 pm to 2:00 pm with auto extension clause of 5 minutes provided shall be completed by 4:00 p.m.

Sr. No.	Description of the property	1. Reserve Price 2. EMD 3. Last date of submission of EMD	1. Date and time of property inspection	Bid Increment value
1	Plant and machinery lying at Industrial Shed Land (Factory Land and Building) at village Bhunava, Taluka Gondal, Dist Rajkot.	1. Rs. 36,00,000/- 2. Rs. 3,60,000/- 3. 29 th August, 2022	20 th August, 2022 11:00 am to 1:00 pm	Rs. 50,000/-
2	Industrial Shed Land (Factory Land and Building) bearing Survey no. 55p2/p1/p2, admeasuring: 8094 Sq. Mtrs and Survey no. 55p2/p2, admeasuring: 2125 Sq. Mtrs and Industrial Open land bearing Revenue Survey no. 55p2/p1/p1 having plot no. 1 admeasuring 587.25 sq. Mtrs and Plot no. 2 admeasuring 380.25 Sq. Mtrs, loading and unloading land admeasuring 380.25 sq. Mtrs and internal road purpose land admeasuring 1177.4 Sq. Mtrs of Village Bhunava, Taluka Gondal, Dist. Rajkot in the name of late Shri Vallabhbbhai Manjibhai Kapuriya.	1. Rs. 4,13,00,000/- 2. Rs. 41,30,000/- 3. 29 th August, 2022	20 th August, 2022 11:00 am to 1:00 pm	Rs. 1,00,000/-
3	Residential N.A. Open land bearing survey no 131p3 having Plot no.5, land admeasuring 85.28 Sq. Mtrs and Plot no. 6, land admeasuring 444.50 Sq. Mtrs at village Bhunava, Taluka Gondal. Dist. Rajkot in the name of late Vallabhbbhai Manjibhai Kapuriya.	1. Rs. 11,00,000/- 2. Rs. 1,10,000/- 3. 29 th August, 2022	20 th August, 2022 11:00 am to 1:00 pm	Rs. 50,000/-
4	Commercial office no. 2 on 1st floor paikie from Northern side of Division - Aa from Auction Shed Division No. 8 of Agricultural Produce Marketing Yard of RS No. 484-A, 484/1-2-3-4, 485/1-3, 486, 488/2, 489, 490 and 491/3 paikie of Gondal City, Tal: Gondal, Rajkot, Admeasuring: 42.36 Sq. Mtrs. in the name of Shree Ramdev Cotton Ginning.	1. Rs. 18,00,000/- 2. Rs. 1,80,000/- 3. 29 th August, 2022	20 th August, 2022 11:00 am to 5:00 pm	Rs. 50,000/-

*EMD to be remitted directly by RTGS / NEFT to the Bank Account Name: **RAJ RADHE FIN LTD-RAMDEV COTTON GINNING**, Bank Account No. **50200056416002** having Account with **HDFC Bank** with IFSC Code **HDFC0000006**.

For detailed terms and conditions of the sale please refer to <https://sarfaesi.auctiontiger.net>. All interested participants / bidders are requested to visit the website <http://sarfaesi.auctiontiger.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma, Contact number: 8000023297/079-618136803. Email id: ramprasad@auctiontiger.net, support@auctiontiger.net

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2), 8(6) and 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

(IN THE EVENT OF ANY DISCREPANCY BETWEEN THE ENGLISH VERSION AND ANY OTHER LANGUAGE VERSION OF THIS AUCTION NOTICE, THE ENGLISH VERSION SHALL PREVAIL).

Date : 10/08/2022

Place : Rajkot

Authorised officer
Raj Radhe Finance Limited



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Regd off: - 47, Shyamal Row House 3/B, Nr. Shyamal Cross Roads, Ahmedabad – 380 015.
CIN :-U67120GJ1985PLC007576; Email Id –info@rrfl.in; (O) :- 079 484 50505

Date:10/08/2022

Terms and conditions of e auction on physical possession basis

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' basis.

1.	Name of the Borrower	M/s. Shree Ramdev Cotton and Ginning
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited 47, Shyamal Row House 3/B, Nr. Shyamal Cross Roads, Ahmedabad – 380 0015.
3.	Description of the movable and immovable secured assets to be sold.	I. Plant and Machinery situated at Factory Land & Building at Village Bhunava, Taluka Gondal, Rajkot II. Industrial Shed Land (Factory Land and Building) bearing Survey no. 55p2/p1/p2, admeasuring: 8094 Sq. Mtrs and Survey no. 55p2/p2, admeasuring: 2125 Sq. Mtrs and Industrial Open land bearing Revenue Survey no. 55/p2/p1/p1 having plot no. 1 admeasuring 587.25 sq. Mtrs and Plot no. 2 admeasuring 380.25 Sq. Mtrs, loading and unloading land admeasuring 380.25 sq. mtrs and internal road purpose land admeasuring 1177.4 Sq. Mtrs of Village Bhunava, Taluka Gondal, Dist. Rajkot in the name of late Shri Vallabhbbhai Manjibhai Kapuriya. III. Residential N.A. Open land bearing survey no 131p3 having Plot no. 5, land admeasuring 85.28 Sq. Mtrs and Plot no. 6, land admeasuring 444.50 Sq. Mtrs at village Bhunava, TalukaGondal. Dist. Rajkot in the name of late Vallabhbbhai Manjibhai Kapuriya. IV. Commercial offcie no. 2 on 1st floor paikee from Northern side of Division - Aa from Auction Shed Division No. 8 of Agricultural Produce Marketing Yard of RS No. 484-A, 484/1-2-3-4, 485/1-3,486,488/2,489,490 and 491/3 paikee of Gondal City, Tal: Gondal, Rajkot, Admeasuring: 42.36 Sq. Mtrs.in the name of Shree Ramdev Cotton Ginning.
4.	Details of the encumbrances know to the secured creditor.	Not known
5.	The secured debt for the recovery of which the property is to be sold.	<u>DUES:</u> Rs. 30,96,55,780.26/- (Thirty Crore Ninety Six Lakhs Fifty Five Thousand Seven Hundred Eighty and Twenty Six Paisa Only) as on 31-07-2022.



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6.	Deposit of earnest money	As mentioned in newspaper notice dated 10.08.2022
7.	Reserve price of the movable and immovable secured assets. Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted.	As mentioned in the newspaper notice dated 10.08.2022 EMD to be remitted directly by RTGS / NEFT to the Bank Account Name: RAJRADHE FIN LTD-RAMDEV COTTON GINNING Bank Account No. 50200056416002 IFSC Code: HDFC0000006 29/08/2022 till 4.00 PM
8.	Time and manner of payment.	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal of Auction Tiger on 30/08/2022 12:00 p.m.to 2:00 p.m. with auto extension clause of 5 minutes, provided shall be completed by 4:00 p.m.
10.	The e-Auction will be conducted through the company approved services provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of services provider mentioned alongside.	Auction Tiger at the web portal : https://sarfaesi.auctiontiger.net/EPROC/



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11.	(i) Auto extension : (ii) Bid currency & unit of measurement	Unlimited auto extension clause of 5 minutes, provided shall be completed by 4:00 p.m. INR
12.	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specifications. Contact person with mobile number.	As mentioned in newspaper notice dated 10.08.2022 Shri Meet F. Shah +91 6359893919
13.	Other Conditions.	a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by Auction Tiger may be conveyed through e-mail. b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc. (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v)contact number (mobile/Land Line) of the bidder etc., to be uploaded on Auction Tiger site by 29/08/2022 upto 4:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer recovery@rrfl.in c) Names of the Eligible Bidders will be identified by the Auction Tiger, to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net/EPROC/ (name of the portal). User ID and Password will be generated by bidder themselves through Auction Tiger portal.



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		d) The successful bidder shall be required to submit the final price, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. e) During e-Auction, if no bid is received within the specified time, Raj Radhe Finance Limited at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering. f) The Company/service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the E-auction. h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j) The Authorised officer shall be at liberty to adjourn, postpone or cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason. k) The bid submission without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
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		l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no corresponding regarding any change in the bid shall be entertained. m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with NBFC. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). n) The Authorised officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offers(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. o) In case of forfeiture of the amount deposited by the defaulting bidder, he / she shall neither have no claim on the property nor on any part of the sum for which may it be subsequently sold. p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. q) The payment of all statutory/non – statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. r) It will be the responsibility of the successful bidder to deposit the TDS being 1% (one percent) of the sale consideration in the Government account before making final payment of bid amount and submit proof to the Authorised officer of the Company in case the purchase price of the immovable property exceeds Rs 50 lacs and above.
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		s) The intending bidders should carry out due diligence and independent enquiries about the encumbrances, Title of the property, statutory and non -statutory dues, claims, rights, disputes, charges etc affecting the property prior to submitting the bid and Authorised officer of Company will not be responsible in any manner for any third party claims, rights, disputes, dues etc. t) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Company in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Company. u) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
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