

## E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale under the Insolvency and Bankruptcy Code, 2016 (See Reg 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of immovable assets under the Securitization 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.

### BETON CONCRETE PRODUCTS PRIVATE LIMITED (in liquidation) (herein mentioned as "borrower" and "corporate debtor" also)

(CIN: U65990MH1984PTC031901)

Reg. office: PASAYADAN, 412, N-3, CIDCO, AURANGABAD MH 431003 IN

Liquidator: Anagha Anasingaraju

Address: 1-2, Aishwarya Sankul, G A Kulkarni Path, Opp. Joshi Railway Museum, Kothrud, Pune 411038.

Email ID: rp.anagha@kanjcs.com

**E-Auction Notice is hereby given to the public in general and in particular to the Borrower(s) and to the Guarantor(s)** for Sale of assets of Beton Concrete Products Pvt Ltd (in Liquidation), forming part of the liquidation estate formed by the liquidator, under the Insolvency and Bankruptcy Code, 2016 (See Reg 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) jointly with portions of the land of the guarantors of the corporate debtor mortgaged with the secured creditor forming integral part of the plant under SARFAESI Act, 2002 (see rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002) on "as is where is", "as is what is" and "whatever where is" basis.

**Date and Time of Joint E-Auction: Tuesday, 14 March 2023 from 03:00PM to 05:00PM IST (with unlimited extension of 5 min each)**

**Short Description of the Immovable Property along with Land details:**

Sr. No.	Particulars	Total Reserve Price	EMD Amount	Incremental Value	Remarks
1.	Sale of assets of Beton Concrete Products Pvt. Ltd. (in Liquidation) Building and Shed owned by the Corporate Debtor situated at Gut No: 223/1/2 C (Old) New Gut No: 223/1/2/F Revenue Village: Khadka, Taluka: Newasa, District: Ahmednagar (Land not owned by the Corporate Debtor) under the provisions of Insolvency and bankruptcy Code, 2016 and regulations framed thereunder.	3,05,00,000/-	30,50,000/-	1,00,000/-	The asset of Beton Concrete Products Pvt. Ltd. (In Liquidation) are being sold jointly with the parcels of land owned by the promoters of Beton Concrete Products Pvt. Ltd. (in Liquidation) in the name of Shri. Ramesh Amrutlal Pokerna which are integral part of the plant of the corporate debtor in order to maximize the value of sale of the assets.
2.	<b>All the part and parcel of the land, as detailed below, mortgaged to Janata Sahakari Bank Ltd., for recovery of Rs 6,95,93,914.32 (Rupees Six Crore Ninety-Five Lakhs Ninety-Three Thousand Nine Hundred and Fourteen and Thirty-Two Paise Only) + Accrued Interest and Charges thereafter due to the following Secured/ Financial Creditor as on 30.09.2021 plus interest and cost thereafter:</b> Property owned by Mr. Pokerna Ramesh Amrutlal- Land Situated at: Gut No. 223/1/2 C (Old) New Gut No: 223/1/2/F Revenue Village: Khadka, Taluka: Newasa, District: Ahmednagar -admeasuring 1H48R (3.67 Acre) Along with entire adjoining land at: Gut No. 223/1/2 A (Old) New Gut No: 223/1/2/D Revenue Village: Khadka, Taluka: Newasa, District: Ahmednagar admeasuring 0H80R (2 Acre) And land situated at: Gut No. 223/1/2 B (Old) New Gut No: 223/1/2/E Revenue Village: Khadka, Taluka: Newasa, District: Ahmednagar admeasuring 0H80R (2 Acre)				

Please note that a single auction will be undertaken for all the properties for a combined reserve price of Rs. 3,05,00,000/- (Rupees Three Crores Five Lakhs Only) The sale will be concluded under respective Acts for the relevant Assets. For detailed terms and condition of this E-auction combined sale, refer <https://e-auction.123done.in/>. For any query regarding E-auction, contact: Mr. Shekhar Singh at +91- 9711522275 / 7428993244; shekhar.singh@123done.in shekhar.s@cartradeexchange.com. Detailed terms and conditions of auction sale under SARFAESI is available at <https://e-auction.123done.in/>

Interested bidders will have to upload their KYC documents along with the EMD submission details on <https://e-auction.123done.in/> before 05:00PM of 25 February 2023.

The name of the eligible bidders will be identified by the Liquidator to participate in e-auction on or before 27 February 2023 on the portal <https://e-auction.123done.in/> The e-auction service provider ([www.123done.in](http://www.123done.in)) will provide User id and password by email to eligible bidders.

Bidders shall make independent enquiries, inspection and due diligence before 08 March 2023. The interested eligible bidders will have to deposit the bid amount as mentioned above on or before 11 March 2023.

The eligible bidders are requested to submit bids online in the prescribed format available on website <https://e-auction.123done.in/> Please Contact: Mr. Shekhar Singh at +91- 9711522275 / 7428993244; shekhar.singh@123done.in shekhar.s@cartradeexchange.com

E-auction date & Time: **Tuesday, 14 March 2023, 03:00PM to 05:00PM** (with unlimited extension of 5 min).

The bidding will start from the reserve price, in case, a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes with unlimited extension. If in any given case bidder fails to bid due to any reason apart from technical issues from Auction portal EMD amount submitted by bidder shall be forfeited.

The bidder who submits the highest bid amount on closure of e-Auction process shall be declared as the Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator. The highest bid does not entitle the bidder to claim as a successful bidder. The liquidator's decision in this case would be final.

Upon the communication by the Liquidator to the successful bidder through e-mail / any other electronic mode, the successful bidder shall be required to further deposit 10% of the bid amount on or before 16 March 2023 and balance sale consideration be paid within 30 days of the e-auction. Failure to deposit such amount shall result in the forfeiture of amount deposited as initial EMD and the bidder with the 2nd highest bid in value shall be declared as the successful bidder thereafter. The process shall continue until the payment of further deposit by the bidder. The initial EMDs paid by the remaining bidders shall be refunded within a period of 15 days from the date of e-auction.

The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the local taxes, duties, rates, assessment charges, fees etc. in respect of the property put on auction.

Date: 10-02-2023

Place : Pune

Anagha Anasingaraju

Liquidator

Authorized Officer

Janata Sahakari Bank Ltd.