

E-AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RC No.	3198/2018	OA No.	323/2017
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Certificate Holder Bank	North Eastern Development Finance Corporation Limited (NEDFi)
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Vs.

Certificate Debtors	<p>(i) M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, (ii) Mr. Ripendra Prasad Kakoti, Partner: M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (iii) Smt. Rashna Kakoti, Partner: M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (iv) Smt. Deepa Kakoti, Partner: M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (v) Shri Rohit Prasad Kakoti, Partner: M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (vi) Smt. Lupamudra Kakoti, Partner: M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (vii) Shri Piyush Jain (S/o Late D C Jain), M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam (viii) Shri D.P. Agarwalla, M/s Kakoti Engineering Works, A.T. Road, Sivasagar , Pin-785 640, Assam; (ix) M/s Kakoti Engineering Works Pvt. Ltd., A.T. Road, Sivasagar , Pin-785 640, Assam.</p>
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Since the aforesaid CDs have failed to pay an amount of Rs. 17,90,82,964.72 in terms of judgment and decree dated 22.02.2018 passed in OA No. 323/2017. Therefore, as per order dated 09.02.2022 passed in Recovery Certificate No. 3198/2018 in OA No. 323/2017 the under mentioned properties will be sold by public e-auction in the aforementioned matters. The auction sale will be held through “online e-auction” Website:- <https://www.drt.auctiontiger.net>.

Reserve price (in Rs.) : Rs. 1,86,31,000/-

EMD 10% (in Rs.): Rs. 18,63,100/-

Bid increase amount (in Rs.): Rs.50,000/-.

Time of e-Auction: Between 11.00 a.m. to 12.00 AM, with unlimited extension of 5 Minutes each.

Details of GAS GENERATOR SETS : (MAKE : CATERPILL)

Sl.No .	Item Description	Total Quantity	Year of Manufacture	Purchase Price approx. (Rs.)	Total Age approx. since year of manufacture (Years)	Replacement Cost New considered, applying Cost Escalation Factor 1.187 to Purchase Cost based on WPI with Base 2011-12=100 (Rs.)	Total Economic Life in average considered, as per Companies Act 2013 (Years)	Depreciation Factor total (%)	Depreciated Value (Rs.)	Present Physical Condition	Present Market Value buyer etc. (Rs.)
(A) GAS GENERATOR SETS : 381 KVA, MAKE : CATERPILLAR :-											
1	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02273 Generator Sl. No.: AFE 01515 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.00	10	7,136,090.88	15	63.33%	2,616,566.65	Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 55% deducted from Depreciated Value to	1,177,454.99

										arrive at the Present Market Value.	
2	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02274 Generator Sl. No.: AFE 01525 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.00	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99
3	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02275 Generator Sl. No.: AFE 01527 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.00	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99

4	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02276 Generator Sl. No.: AFE 01519 (including Cooling system, Foundation Rails/Frames only)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99
5	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02277 Generator Sl. No.: AFE 01523 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99

6	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02278 Generator Sl. No.: AFE 01526 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99
7	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02279 Generator Sl. No.: AFE 01530 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99

8	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02280 Generator Sl. No.: AFE 01528 (including Cooling system, Foundation Rails/Frames)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99
9	CAT GAS GENSET : Eng. Capacity : 381 KVA, 305 KW, Model : G3412 Engine Sl. No.: CRF 02281 Generator Sl. No.: AFE 01535 (including Cooling system, Foundation Rails/Frames only)	1 no.	2012	6,011,871.0 0	10	7,136,090.88	15	63.33%	2,616,566.65	Do	1,177,454.99
(B) GAS GENERATOR SETS : 450 KVA, MAKE : CATERPILLAR :-											

1	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003037 Generator Sl. No.: AFE 01414 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Do	974,076.40
2	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003038 Generator Sl. No.: AFE 01410 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Do	974,076.40

3	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003039 Generator Sl. No.: AFE 01416 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Do	974,076.40
4	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003040 Generator Sl. No.: AFE 01415 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Engine Head and Tapid cover found missing. Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 70% deducted from Depreciated	649,384.27

										Value to arrive at the Present Market Value.	
5	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003041 Generator Sl. No.: AFE 01411 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.00	11	7,136,090.88	15	69.67%	2,164,614.23	Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 60% deducted from Depreciated Value to arrive at the Present Market Value.	865,845.69

6	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003042 Generator Sl. No.: AFE 01412 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Engine found completely missing. Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 80% deducted from Depreciated Value to arrive at the Present Market Value.	432,922.85
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7	CAT GAS GENSET : Eng. Capacity : 450 KVA, 360 KW, Model : G3412 Engine Sl. No.: CTP 003043 Generator Sl. No.: AFE 01413 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	6,011,871.0 0	11	7,136,090.88	15	69.67%	2,164,614.23	Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 55% deducted from Depreciated Value to arrive at the Present Market Value.	974,076.40
(C) GAS GENERATOR SETS : 600 KVA, MAKE : CATERPILLAR :-											
1	CAT GAS GENSET : Eng. Capacity : 600 KVA, 480 KW, Model : G3508 Engine Sl. No.: CTN 00453 Generator Sl. No.: 4WN 00935 (including Cooling system,	1 no.	2011	10,406,437. 00	11	12,352,440.72	15	69.67%	3,746,907.02	Do	1,686,108.16

	Foundation Rails/Frames)										
2	CAT GAS GENSET : Eng. Capacity : 600 KVA, 480 KW, Model : G3508 Engine Sl. No.: CTN 00454 Generator Sl. No.: 4WN 00936 (including Cooling system, Foundation Rails/Frames)	1 no.	2011	10,406,437. 00	11	12,352,440.72	15	69.67%	3,746,907.02	Do	1,686,108.16
(D) GAS GENERATOR SETS : 200 KVA, MAKE : CATERPILLAR :-											
1	CAT GAS GENSET : Eng. Capacity : 200 KVA, 160 KW Model : G3406 Engine Sl. No.: CTS 00721 Generator Sl. No.: CBP 00620 (including Cooling system,	1 no.	2011	3,284,456.0 0	11	3,898,649.27	15	69.67%	1,182,590.28	Do	532,165.63

	Foundation Rails/Frames)										
2	CAT GAS GENSET : Eng. Capacity : 200 KVA, 160 KW, Model : G3406 Engine Sl. No.: CTS 00729 Generator Sl. No.: CBP 00621 (including Cooling system, Foundation Rails/Frames only)	1 no.	2011	3,284,456.00	11	3,898,649.27	15	69.67%	1,182,590.28	Engine Tapid cover found open. Engine Head partly open and parts missing. Found deteriorated more than normal depreciation due to kept in dismantled state for long period of time without proper maintenance. So, lump sum 70% deducted from Depreciated Value to arrive at the Present Market	354,777.08

										Value.	
				123,571,72 2.00		146,679,634.01				48,560,394.12	20,700,712.41

EMD shall be deposited by through RTGS/NEFT as per schedule given below in the account as per details as under:

Beneficiary Bank Name	State Bank of India , GMC Branch, Bhangagarh
Beneficiary Account Name	North Eastern Development Finance Corporation Limited (NEDFi)
Beneficiary Account No.	10055610554
IFSC Code	SBIN0007700

1. Prospective bidders may avail online training from service provider M/s E-Procurement Technologies Ltd. (Tel Helpline No. 9265562821/079-61200594/598/568/587/538) and Ram Sharma -9978591888, Contact no. 079-68136880/68136837, Mobile.: +91 9265562821/18, E Mail : support@auctiontiger.net and for any property related queries may contact **Mr. Satyajit Nath (Mobile No. 9854028205) and Mr. Bijan Saha, Assistant General Manager (Mobile No. 9854086278).**

2. Prospective bidders are advised to visit <https://www.drt.auctiontiger.net>. for detailed terms & conditions and procedure of sale before submitting their bids.
3. E-Auction is being held on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" and will be conducted online. The auction will be conducted through the Corporations' approved service provider M/s e-procurement Technologies Ltd at the web portal (<https://www.drt.auctiontiger.net>). Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of amount as mentioned against the respective property. E auction tender documents containing online e-auction bid form, declaration, General Terms and conditions of online auction sale are available on <https://www.drt.auctiontiger.net>. Neither the Authorized Officer/ the Corporation nor M/s e-procurement Technologies Ltd shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
4. The EMD shall be deposited through RTGS/NEFT/Fund Transfer to the credit of **A/c 10055610554, State Bank of India , GMC Branch, Bhangagarh, IFSC Code. SBIN0007700**, before submitting bids online. EMD can also be paid by way of Pay order/Demand Draft in favour of "North Eastern Development Finance Corporation Limited (NEDFi) payable at GUWAHATI" drawn on any nationalized or scheduled bank in Guwahati, Assam along with the letter for participation in the bid including viz. i) Copy of the NEFT/RTGS/Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address by 4 p.m. **on or before 14.06.2022** and register their name at M/s e-Procurement Technologies Limited (Auctiontiger) and get user ID and password free of cost and get training on E-Auction from M/s e-Procurement Technologies Pvt Ltd (Auctiontiger). No cheque will be accepted for EMD.
- (3) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit **15%** of the sale price, immediately on closure of the e-auction sale proceedings, and the balance **75%** of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the successful bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- (4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- (5) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- (6) Particulars specified in respect of the said properties given in <https://www.drt.auctiontiger.net>. as well as in www.nedfi.com have been

stated to the best of the information of the Authorized Officer/Corporation, but Authorized Officer or the Corporation will not be answerable for any error, miss-statement or omission in this public notice.

(7) To the best of the knowledge and information of the Authorized Officer no other encumbrance exist on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment of any representation of the Corporation. The property is being sold with all the existing and future encumbrances whether known or unknown to the Corporation. The Authorized Officer of secured creditor shall not be responsible in any way for any third party claims/rights/dues. The sale shall be subject to the order dated 09.02.2022 passed by the Hon'ble Debts Recovery Tribunal, Guwahati in Recovery Certificate No. 3198/2018 in OA No. 323/2017.

(8) This is also a notice to the borrower/guarantor/mortgagor of the above said loan/s about holding of this sale on the above mentioned date if their outstanding dues along with upto date interest and ancillary expenses are not repaid in full.

Schedule of auction is as under:-

1	Inspection of properties	28.05.2022, 11.06.2022
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment earnest money made	14.06.2022
3	e-auction	17.06.2022
4	Time of e-Auction:	Between 11.00 a.m. to 12.00 AM, with unlimited extension of 5 Minutes each.

S/d
AUTHORIZED OFFICER
NEDFi, GUWAHATI

TERMS AND CONDITION OF SALE

1. The property shall be sold “AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS” and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
2. All the payments shall be made through RTGS/NEFT in the account details of which are given in the sale notice.
3. The Bid Increase amount shall be as mentioned in the Public Sale Notice.
4. The highest bid received shall become the base price auction for that particular property and bidders shall be allowed to increase the bids beyond that amount and the amount by which each bid is to be as mentioned in the sale notice.
5. Any person, unless disqualified, may submit bid which shall be accompanied by the earnest money not less than 10% of the reserve price or as prescribed in auction sale notice as declared by the Authorized Officer and uploaded on the website. The amount in the case of the successful bidder shall be adjusted towards the consideration amount and in case of unsuccessful bidders, the same shall be returned at the close of the Auction to all concerned through RTGS/NEFT in the same accounts from which transaction is made to deposit the EMD. The prospective bidders are also advised to give complete details of their accounts.
6. The highest bidder shall have to deposit 15% of his/her final bid amount after adjustment of EMD already paid, IMMEDIATELY after being declared as highest bidder (H1). As regards declaration as H1 is concerned, the concerned e-auction agency is directed to send an e-mail (if possible auto-generated) immediately after completion of bid process as per schedule to the H1 that he/she is the highest bidder advising him to deposit 15% of bid money minus the amount paid as earnest money immediately. For the purpose of this provision, the meaning of word ‘immediately’ means same day but if bank timing is over, immediately means next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mention in sale notice.
7. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of the sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned in sale notice. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
8. In case of default of payment within the prescribed period, the deposit, after deduction of the expanses of the sale, may, if the undersigned thinks fit, be forfeited to the loan Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale.
9. The bidder shall give his full name and complete address and state clearly whether he/she is submitting bid for himself/herself or on behalf of another and in the latter case furnish proper authority (in original) in that regard and the full name and complete address of such party his

PAN/TAN/GST Number and photocopy thereof. In case of proper authority, the decision of Authorized Officer taken at the time of confirmation of sale shall be final.

10. In case of stay of sale or Recovery Proceeding by any superior court of Competent Jurisdiction, the auction may either be postponed/canceled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
11. The property is sold on “AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS” basis, Prospective bidders are advised to peruse/verify copies of title deed/documents, if any available with concerned branch of Certificate Holder Corporation and may make, their own inquiries regarding encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, lien, charges, statutory dues, etc. Before submitting the bid.
12. In any circumstances, the property will not be sold below reserve price as specified in the Sale Proclamation/sale notice.
13. Anyone of the following documents alone will be accepted as ID Proof, viz, (a) Voters ID Card/Aadhar Card (b) PAN CARD; or © Ration Card carrying Photo and the name of the bidder(s); or (d) Valid Driving License with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s). the bids be submitted online as per schedule and hard copies of the documents alongwith proof of EMD be submitted to the North Eastern Development Finance Corporation Limited (NEDFi), NEDFi House, GS Road, Dispur, Guwahati-781006, so as to reach on or before the last date of submission of bids.
14. Incomplete/bids without proper EMD, bids not in conformity with the terms and conditions of sale and bids submitted after the stipulated date and time will be summarily rejected.
15. No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
16. In the event of postponement/cancellation of auction/sale after submission of the bids, on the EMD submitted by the bidders will be return in their respective accounts for which no interest or charges will be paid.
17. The particulars of property given in the auction sale notice have been stated to the best of the information of the Authorized Officer and If for any reason the sale is not confirmed or is set aside, or stayed, the consideration money paid will be refunded to the auction purchaser. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations/encumbrance, if any.
18. The sale in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale, provided full bid amount shall be deposited as stipulated and there are no objections from any side.
19. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid from shall be entertained.
20. All expenses incidental thereto shall be borne by the auction purchaser.
21. The Authorized Officer has the absolute right to accept or reject a bid or to postpone/cancel the notified auction-sale without assigning any reasons.

22. The CDs are also given liberty to participate in the sale so as to fetch maximum value of the property.
23. All terms and conditions mentioned hereinabove shall be binding to the bidder/auction process.
24. The successful bidder shall bear the charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
25. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
26. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc will be entertained after submission of the bid/confirmation of sale.
27. The Authorized Officer/Corporation will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.

S/d-
AUTHORIZED OFFICER
NEDFi, GUWAHATI