

ELITECON INTERNATIONAL LIMITED (FORMERLY KNOWN AS KASHIRAM JAIN & COMPANY LIMITED)			
Regd. Office: 152, Shivani Apartments, Plot No. 63, I.P. Extension, Patparganj, East Delhi, Delhi-110092 CIN : L16000DL1987PLC396234. Phone: 9871761920. Email: admin@eliteconinternational.com, website: www.eliteconinternational.com			
Unaudited Financial Results of Elitecon International Limited for the quarter and Nine months ended December 31, 2022 Prepared in compliance with the Indian Accounting Standards (IND-AS)			
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022 (Amount in Rs. Lakhs)			
Particulars	Quarter Ended	Quarter Ended	Year ended
	31-12-22	31-12-21	31-03-22
	(Unaudited)	(Unaudited)	(Audited)
Total income from operations (net)	600.07	748.28	1,952.21
Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items)	(947.82)	(54.30)	58.19
Net Profit / (Loss) for the period before Tax (after Exceptional and/or Extraordinary Items)	(947.82)	(54.30)	58.19
Net Profit / (Loss) for the period after Tax (after Exceptional and/or Extraordinary Items)	(950.69)	(53.54)	43.41
Total Comprehensive Income for the period (Comprising Profit/Loss) for the period (after tax) and Other Comprehensive Income (after tax)	(950.69)	(53.54)	43.41
Paid up Equity Share Capital	121.00	121.00	121.00
Reserves (excluding Revaluation Reserve)	(2,106.76)	(91.69)	50.88
Securities Premium Account	226.00	226.00	226.00
Net worth	(1,759.76)	255.31	397.88
Paid up Debt Capital/ Outstanding Debt	-	-	-
Outstanding Redeemable Preference Shares	-	-	-
Debt Equity Ratio	-	-	-
Earnings Per equity Share (of Rs.10/each) (for continuing and discontinuing operations)	(a) Basic: (78.57)	(4.42)	3.79
	(b) Diluted: (78.57)	(4.42)	3.79
Capital Redemption Reserve	-	-	-
Debt Service Coverage Ratio	-	-	-
Interest Service Coverage Ratio	-	-	-

Note:
1. The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 14, 2023. The Statutory Auditors have carried out a Limited Review of the results for Quarter ended 31st December, 2022.
2. The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulations 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. The full format of the Quarterly/Unaudited Financial Results are available on the Stock Exchange website (www.bseindia.com) and Company's website www.eliteconinternational.com.
3. The above results have been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 read together with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Rules, 2016 as amended.
4. The impact of changes if any arising on enactment of the Code on Social Security, 2020 will be assessed by the Company after the effective date of the same and the rules thereunder are notified.
5. Figures pertaining to the previous period have been rearranged/ regrouped, wherever considered necessary, to make them comparable with those of the current period.
6. The company has moved an application for voluntary delisting of its Securities from CSE on April 9, 2021.

For and on behalf of the Board of Directors
ELITECON INTERNATIONAL LIMITED

(VIPIN SHARMA)
Managing Director
DIN: 01739519

Date: February 16, 2023
Place: Noida, Uttar Pradesh

KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kuria Complex, Bandra (East), Mumbai - 400051
Branch Office: 1/11, 1st Floor, East Patel Nagar, New Delhi - 110 006 Corporate Identity Number - L65110MH1985PLC038137

E-AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Subsequent Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(B) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower(s), Guarantor(s) and/or Mortgagor(s), that the below described immovable property(ies) mortgaged/charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Possession of which has been taken by the Secured Creditor, will be sold through E-Auction on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS', and 'WHATSOEVER THERE IS BASIS' on 7th March, 2023 for recovery of Rs. 22,64,15,651.79 (Rupees Twenty Two Crore Sixty Six Lakh Fifty Five Thousand Five Hundred Fifty One and Seventy Nine Paise only) due on 30th September 2019 as per Demand Notice dated 04.10.2019, together with further interest and other charges thereon at the contractual rate upon the footing of compound interest until full and final payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower(s) namely 1. Ms J. Prasad & Co. Pvt. Ltd. ("Borrower") and 2. Mrs. Avinash Chawla ("Guarantor") ("Mortgagor") and 3. Mr. Amit Chawla ("Guarantor"). The details description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are as mentioned below:

Name of the Mortgagor/s	Details Of Immovable Movable Property put up for E - Auction	Last date of Submission of Online Bid	Date and Time of E-Auction (INR/ Earnest Money Deposit)	Reserve Price (INR/ Earnest Money Deposit)
Mrs. Avinash Chawla	All that piece and parcel of the commercial property at Four Shops and One Godown in ground floor and portion of Mezzanine Floor (shown in Red Colour in site plan attached with particulars) situated at Sakinaka, New Delhi, having plot No. 29/1 total measuring 2550 sq. ft., situated at Sakinaka, New Delhi, together with all existing building & structures thereon and building & structures as may be constructed / erected thereon upon any terms from the date of respective mortgaged and all attached thereto and all fixtures and furniture and plant & machinery attached to the said or permanent fastened to anything attached to the earth both present and future.	On or before 6th March 2023 upto 04:00 PM.	7th March 2023 from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each	Rs. 8,20,00,000/- (Rupees Eighty Two Crore Twenty Lakh only) Rs. 82,00,000/- (Rupees Eighty Two Lakh only)

The undersigned may at his absolute discretion and on prior request from the prospective buyers, arrange for inspection of the said property on 24th February 2023 between 3:00 PM to 5:00 PM through his Authorized representative. Important Terms and Conditions: 1. The E-Auction shall be conducted only through "On Line Electronic Bidding" through website www.bankauctions.com on 7th March 2023 between 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each. 2. For details about E-Auction, the intending bidders may contact Mrs. C1 India Pvt. Ltd., 3rd Floor, Plot No. 98, Sector-44, Gurgaon, Haryana, contact person: Mr. Vinod Chughan/ 98138-87831, Email: delhi@ictindia.com and delhi@indianbankauction.com, Helpline No: +91-22-44151794, Support Mobile No: +91-729188124, +91-9810320202, +91-9223232304, Support Mobile No: +91-9810320202. 3. The intending bidders may visit the Bank's official website - <https://www.kotak.com/bank-auctions.html> and/or <https://www.bankauctions.com> for auction details and for the terms and conditions of sale. 4. For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankauctions.com> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5. It is requested that the interested Bidders are required to generate the login ID and password from the portal <https://www.bankauctions.com>, before uploading the bid and other documents. 6. The bid form has to be filled in the prescribed form and is to be submitted/ uploaded online only along with KYC documents of the Bidders on the portal <https://www.bankauctions.com> on or before 6th March 2023, up to 4:00 PM, and the scanned copies of the duly filled and signed bid documents and KYC documents should be sent by mail to delhi@indianbankauction.com. 7. The successful bidder shall be bound to pay the full amount of the Bid in the account of 'Ms. J. Prasad & Co. Pvt. Ltd.' 7. Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc. 8. Mrs. C1 India Pvt. Ltd., on above mentioned contact numbers, E Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 0641012527001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai. IFSC Code: KKBK0000958, on or before 6th March, 2023 up to 04:00 PM. The NEFT/RTGS/FUND TRANSFER shall only be done from the accounts of the intending bidders only. In case of a failed depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at his sole discretion and upon his satisfaction, may accept the bids received after the scheduled date and time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the prospective bidder shall not earn any interest. 8. The bid price to be submitted shall be equal to and/or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakhs Only). 10. In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes as mentioned hereinabove. 11. The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E-Auction, in the mode stipulated above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date of the acceptance/ confirmation of such successful bidder or such other date as may be decided by the Secured Creditor, in the event of post-auction possession of the said property/ assets under the provisions of SARFAESI Act, 2002, in respect of the security interest. Please note that the time line for payment of the sale consideration would not be extended and the successful auction purchaser will not have any right to claim FORCE MAJEURE, in the event they fail to make the payment within stipulated time/ies for any reason whatsoever. 12. The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E-Auction and confirmation by the Secured Creditor to that effect. 13. If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amount deposited. The Authorized Officer shall be entitled to exercise any power available to him to realize the amount of the prospective Bidder/ Seller and the Security Interest Rules, 2002, in respect of the auction proceeds. 14. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereunder, and Kotak Mahindra Bank Limited shall not entertain any claims. 15. The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/ substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. 16. The Sale certificate shall be issued to the successful bidder/offerer for auction conducted. 17. The EMD, amount, to the unsuccessful bidder(s), shall be returned by Kotak Mahindra Bank Ltd. in their accounts by way of RTGS/ NEFT/ Funds Transfer, within 10 (Ten) working days and without any interest. 18. The Authorized Officer has the absolute right to accept or reject any bid or postpone/ cancel the E-Auction Sale without assigning any reason. In the event of postponement/ cancellation of the E-Auction Sale, the EMD submitted by the bidders shall be returned, without any interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. 19. The particulars of Secured Assets specified in the Schedule herinabove have been stated to be of the information of the Authorized Officer/ Secured Creditor, but the Authorized Officer/ Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. It is clarified that, this invitation purports to invite prospective bidders and does not create any right of binding obligation on the part of the Authorized Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorized Officer reserves the right to cancel or modify the process and/or to allow to accept and/or to accept any interest party/ parties/ investor/ bidder without assigning any reason and without any liability. 20. The prospective bidder(s) who is/ are hereby informed/ cautioned that, in the event of having the property/ assets under the possession of the said property/ assets under the provisions of SARFAESI Act, 2002, in respect of the security interest, the Lessee/ tenant has filed SA vide File No. NDW/34/2021, before the Hon'ble DRT-III, New Delhi, for disputed bonded promises comprising a shop of area 25 Sq. yards & a mezzanine floor of area 12 Sq. Yards forming part of larger plot described as 29/1, Nagla Park, Sakinaka, Delhi-7 ("bonded promises") and a suit for eviction filed as "Avinash Chawla Vs. Darshan Lal Chawla", No. 12/17, in respect of the bonded promises which is pending adjudication before Rent Controller, Central District, Tis Hazari Courts, New Delhi. The bank is deferring the adjudication claim appropriately before the Hon'ble Debt Recovery Tribunal, New Delhi. The Authorized Officer/ Secured Creditor is not aware of any other litigation claim/ dispute regarding the property under auction except the dispute mentioned above. 21. The intending bidders are advised to make independent enquiry regarding dues of local Authority i.e. Municipal Taxes, Maintenance/Society charges, Electricity and water charges and any other dues or Taxes, including Transfer Charges/Fee. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 22. In the event, bidder is declared as successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court/Tribunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not limited to restraining bank from further proceedings, then the bidder shall not have any right to claim refund of the EMD/amount so deposited by him for or any interest over the amount deposited towards sale of the property. The Bank on its sole discretion will settling the terms of the auction at any time without assigning any reason whatsoever and the decision in this regard shall be final. 23. If the sale consideration is Rs.50,00,000/- (Rupees Fifty Lakh only) and above: The Successful bidder/purchaser shall deduct and deposit, the applicable TDS (1%) in favour of Mortgagor Mr. Avinash Chawla, having PAN No. AACPC7293L, from the sale price and deposit the same with Income Tax Department. Furthermore, only 99% of the sale price is to be remitted to the Bank. The Sale certificate will be issued by the Bank in favour of successful bidder/purchaser, only upon the receipt of form 16B, Form 26QB and Challan evidencing the deposit of such TDS. 24. The E-Auction will be conducted strictly on 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHATSOEVER THERE IS BASIS' on the same terms and conditions as mentioned herein however the Authorized Officer shall have the absolute discretionary right to charge or vary any of the terms and conditions. The bidders are advised to make their own independent enquiries regarding any encumbrances, Search in Sub-Register Office and Revenue Records/ Municipal Records/ National Records/ any administrative enquiry regarding dues of local Authority i.e. Municipal Taxes, Maintenance/Society charges, Electricity and water charges and any other dues or Taxes, including Transfer Charges/Fee. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. 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