

REGD. A/D/DASTI/ AFFIXATION / BEAT OF DRUM &amp; PUBLICATION/NOTICE BOARD OF DRT

**SALE PROCLAMATION****OFFICE OF THE RECOVERY OFFICER - I, DEBTS RECOVERY TRIBUNAL-II, MUMBAI**

MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R. P. No. 147/2018

DATED: 21.02.2024

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT 1993.

**Union Bank of India, Zaveri Bazar Branch**

]...Certificate Holders

V/s

**M/s. Sai Ansh Gold House Pvt. Ltd. & Ors.**

]...Certificate Debtors

CD-1: M/s. Sai Ansh Gold House Pvt. Ltd., having its registered office at A-32, Virwani Industrial Estate, 1st Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063. And one of the office at: R.D. Deshmukh, New Building, Gate No.28, Patel Industrial Estate Premises CHS, S.V. Road, Opp. Dahisar Police Station, Dahisar (East), Mumbai - 400 068.

CD-2: Smt. Vanita C. Awtnaay, residing at Flat No.2101, E Wing, 'X' clusive Wazpering Palm, Lokhandwala, Township Complex, Akruil Road, Kandivali (East), Mumbai - 400 101.

CD-3: Shri Pradeep Kumar Bothra, residing at 29, New Swapnil Society, 13, Kanti Nagar, J.B. Nagar, Andheri (East), Mumbai - 400 059.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 52 of 2014 for recovery of Rs. 26,06,21,973.80 with interest and costs from the Certificate Debtors and a sum of Rs. 60,87,39,257.00 (as on 07.08.2023) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 26,06,21,973.80 along with costs pendent-lite and further interest @ 17% p.a. from the date of filing of application till payment and/or realization from CD's.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 28.03.2024 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (<https://drt.auctiontiger.net/>) of M/s. e-procurement Technologies Ltd., having address at B-704, Wall Street - II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India), Phone Nos. 079-6813684/155/51, 079-68136900. Contact Person :Mr. Praveen Kumar Thevar (Mobile + 919722778828). Email address - praveen.thevar@auctiontiger.net or support@auctiontiger.net.

The intending bidder should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password For uploading of requisite documents and / or fo participating in the open public e-auction. for further details contact: Gaurav Sonawane, Sr. Manager. Mobile - 8830436548.

The sale will be of the property of the C.D.s above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

Lot Nos.	Property	Inspection Date	Reserve Price (In Rs.)	EMD Amount (In Rs.)	Incremental Bid (In Rs.)
1.	Survey No.47, admeasuring about 08 H- 94.74 R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 46,24,600/-	Rs. 4,62,500/-	Rs. 50,000/-
2.	Survey No. 80, admeasuring about 03 H- 69.8 R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 16,91,900/-	Rs. 1,70,000/-	Rs. 20,000/-
3.	Survey /Gat Nos.59 & 60/1, admeasuring about 4 H- 86.09 R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 25,08,000/-	Rs. 2,51,000/-	Rs. 25,000/-
4.	Survey /Gat Nos. 53,61/2 & 61/3, admeasuring about 08 H- 57.46R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 44,78,000/-	Rs. 4,47,800/-	Rs. 50,000/-
5.	Survey /Gat Nos. 60/2,61/1 & 74, admeasuring about 09 H-75R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 51,06,000/-	Rs. 5,10,000/-	Rs. 50,000/-
6.	Gat Nos. 92/4 & 92/6, admeasuring about 0 H 81.02 R, situated at Village Kahir, Taluka Patan, District Satara.	11.03.2024 to 12.03.2024	Rs. 4,25,000/-	Rs. 42,500/-	Rs. 10,000/-
7.	Gat Nos. 92/1 to 3, Gat Nos. 66 to 69 & Gat No.80, admeasuring about 18 H 81.14.29 R, situated at Village Kahir, Taluka Patan, District Satara.	11.03.2024 to 12.03.2024	Rs. 95,00,000/-	Rs. 9,50,000/-	Rs. 1,00,000/-
8.	Survey / Gat Nos. 47 & 48, admeasuring about 4 H -20.1 R, situated at village Shiral, Taluka Patan, District Satara.	11.03.2024 to 12.03.2024	Rs. 22,00,000/-	Rs. 2,20,000/-	Rs. 25,000/-
9.	Survey /Gat Nos.945, 980, 988 & 990, admeasuring about 13 H-71.61 R, situated at Village Shiral, Taluka- Patan, Dist.-Satara.	11.03.2024 to 12.03.2024	Rs. 71,82,200/-	Rs. 7,10,000/-	Rs. 70,000/-
10.	Gat Nos.23 & 56, admeasuring about 5 H 51 R, situated at Village Humbarne, Taluka Patan, District Satara.	11.03.2024 to 12.03.2024	Rs. 18,36,000/-	Rs. 1,84,600/-	Rs. 20,000/-
11.	Combined Lot of Lot No. 1+2+3+4+5+6+7+8+9+10	11.03.2024 to 12.03.2024	Rs. 3,82,34,700/-	Rs. 39,54,400/-	Rs. 4,00,000/-

1. The reserve price below which the property shall not be sold is as per lots.
2. The amount by which the bid is to be increased shall be as per Lots. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
4. The public at large is hereby invited to bid in the said open public E-Auction. The offers in a sealed envelope (addressed to the **Recovery Officer, DRT-II, Mumbai, superscribing R.P No. only**) containing duly filled-in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail id, mobile number, etc., along with self attested copies of PAN/TAN Card, address proof, photo identity proof of the bidder(s) and original demand draft / pay order of any Nationalized Bank / Scheduled Bank towards EMD Amount as per lots should be deposited with the undersigned not later than by 4.30 p.m. on 20.03.2024. The demand draft / pay order should be drawn in favour of the **Recovery Officer, DRT-II, Mumbai In R.P No. 147 of 2018**. The bidder(s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal. In case of the company authenticated copy of resolution passed by the board members of the company or any other authenticated document confirming representation /attorney of the company together with complete KYC of the said principal company shall also be submitted along with bid documents. In case of failure, bid shall not be considered.
5. The bidder(s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled-in prescribed bid form along with photocopies of the documents as stated in para 4 here in above. **The last date for submission of online bid is 20.03.2024 by 4.30 p.m. The Physical Inspection of the properties may be taken between 10.00 a.m. and 5.00 p.m. on as per lots at the property site.**
6. The successful highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4.30 P.M. in the form of demand draft / pay order in favour of the **"Recovery Officer, DRT-II, Mumbai In R.P No. 147 of 2018 or directly by way of RTGS/NEFT in the Account No. 30043253890 with State Bank of India, Fort Market Branch, Mumbai, IFSC Code No: SBIN0005347 of Recovery Officer, DRT- II, at Mumbai.**
7. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
8. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 6 above. In addition to the above, the successful highest bidder shall also deposit poundage fee with The Recovery Officer, DRT-II, Mumbai @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of the Registrar, DRT-II, Mumbai.
9. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. 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.
10. The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS"**.
11. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of Lot	Description of Property to be sold with the names of the Co-Owners where the property belongs to defaulter and any other any person as co-owners	Revenue assessed upon the Property or any part thereof	Details of any other encumbrances to which property is liable	Claims, if any which have been put forward to the property and any other known particulars bearing on its nature and value
1.	2.	3.	4.	5.
1.	Survey No.47, admeasuring about 08 H- 94.74 R, situated at Village Kahir, Taluka-Patan, Dist.-Satara.	Not Available	-	Not Available
2.	Survey No.80, admeasuring about 03 H- 69.8 R, situated at Village Kahir, Taluka-Patan, Dist.- Satara.	Not Available	-	Not Available
3.	Survey /Gat Nos.59 & 60/1, admeasuring about 4 H- 86.09 R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	Not Available	-	Not Available
4.	Survey /Gat Nos. 53,61/2 & 61/3, admeasuring about 08 H- 57.46R, situated at Village Kahir, Taluka- Patan, Dist-Satara.	Not Available	-	Not Available
5.	Survey /Gat Nos.60/2,61/1 & 74, admeasuring about 09 H-75 R, situated at Village Kahir, Taluka- Patan, Dist.-Satara.	Not Available	-	Not Available
6.	Gat Nos.92/4 & 92/6, admeasuring about 0 H 81.02 R, situated at Village Kahir, Taluka Patan, District Satara.	Not Available	Mortgaged Property	Not Available
7.	Gat Nos. 92/1 to 3, Gat Nos.66 to 69 & Gat No.80, admeasuring about 18 H-81.14.29R, situated at Village Kahir, Taluka Patan, District Satara.	Not Available	Mortgaged Property	Not Available
8.	Survey / Gat Nos.47 & 48, admeasuring about 4 H-20.1 R, situated at village Shiral, Taluka Patan, District Satara.	Not Available	Mortgaged Property	Not Available
9.	Survey /Gat Nos. 945, 980, 988 & 990, admeasuring about 13 H- 71.61 R, situated at Village Shiral, Taluka- Patan, Dist. Satara.	Not Available	-	Not Available
10.	Gat Nos.23 & 56, admeasuring about 5 H 51 R, situated at Village Humbarne, Taluka Patan, District Satara.	Not Available	Mortgaged Property	Not Available

Note : Preference shall be given to the bids received for combined Lot No. 11

Given under my hand and seal on this 21st day of February, 2024.



Sd/-  
(S. K. Sharma)  
Recovery Officer, DRT -II, Mumbai