

Form No. 22
[See Regulation 37(1)]

E- AUCTION SALE PROCLAMTION
OFFICE OF THE RECOVERY OFFICER-I,
IN THE DEBTS RECOVERY TRIBUNAL, AURANGABAD
MINISTRY OF FINANCE, GOVT. OF INDIA

"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad – 431 003. (M.S.)
Phone : (0240) 2473612, Telefax : (0240) 2473613, E-Mail : drtaurangabad-dfs@nic.in

Beh. 523

Dated: 23-05-2023

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

RECOVERY PROCEEDING No. 31/2007

IARC Pvt. Ltd.

V/s

M/s. Deogiri S.S.K. Ltd. & others

(CD1)M/s. Deogiri S.S.K. Ltd.

Factory at "Savangi", Tq. Phulambri,
Dist. Aurangabad.

Office at

At "28-Anukrupa", Venkatesh Nagar,
Opp. Saint Francis High School, Jalna Road,
Aurangabad.

Whereas Recovery Certificate No.31/2007 in OA/18/2004 drawn up by the Hon'ble I/c. Presiding Officer, **DEBTS RECOVERY TRIBUNAL AURANGABAD** for the recovery of the sum of **Rs. 3,47,05,484.00 (Rupees Three Crore Forty Seven Lakhs Five Thousand Four Hundred and Eighty Four Rupees Only)** along with interest and the costs of **Rs 1,50,555/- (One Lacs Fifty Thousand Five Hundred Fifty Five Only)** from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder FI.

And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

And whereas there will be due there under a sum **Rs. 30,62,06,838.42/-** including costs and interest thereon up to 15-02-2023.

Notice is hereby given that in absence of any order of postponement, the said property shall be **Sale on 30-06-2023 by e-auction and bidding shall take place through "On line Electronic Bidding" the website <https://drt.auctiontiger.net/EPROC/> of M/s. E-Procurement Technologies Ltd., between 2.00 PM to 3.00 P.M. with auto extension clause.**

The details of authorized contact person for auction service provider-

1. Contact Person of service provider

M/s. E-Procurement Technologies Ltd., Auction Tiger, B-704, Wall Street-II, Opp.Orient Club, Nr. Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Mail ID support@auctiontiger.net

Phone No.-9265562821-79 61200594/598/568/538

1. Contact Person : Mr. Ram Sharma, Contact No.+91 8000023297, Email : ramprasad@auctiontiger.net

2. Contact Person : Ms. Unnati Parmar, Email : unnati.p@eptl.in

2. Contact Person of Certificate Holder

1. Mr. Siddharth Shah, Vice-president, IARC Pvt. Ltd., A-601/602/605, 6th Floor, 215, Atrium, Kanika Spaces, Andheri-Kurla Road, Andheri (East) Mumbai-400 093 Phone No. 022-67363014 Mb. No. 9930275527

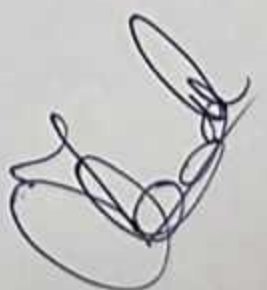
2. Mr. Amod Datar, IARC Pvt. Ltd., A-601/602/605, 6th Floor, 215, Atrium, Kanika Spaces, Andheri-Kurla Road, Andheri (East) Mumbai-400 093 Phone No. 022-67363014 Mb. No. 9819864642, E-mail Id:- aamod@iarc.co.in

The physical inspection of the propertie(s) may be taken between 11.00 a.m. to 4.00 p.m. on **15/06/2023**.

The sale will be of the property of the defendant 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.

At the sale, the public generally are invited to bid either personally or by duly authorize agent. No officer or other person, having any duty to perform in connection with sale, however, 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.

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.



The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

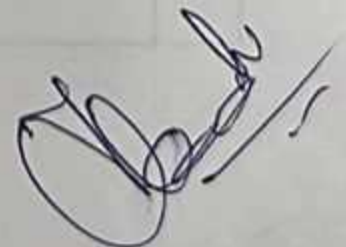
Lot No	Details of property	EMD Amount (Rs.)	Reserve Price (Rs.)	Bid Increase in the multiple of (Rs.)
1	All the piece and parcel of Land in Gut No. 37 admeasuring area 0 H 13 R situated at of Sawangi, Tq. & Dist. Aurangabad.	4,40,000/-	43,61,435/-	1,00,000/-
2	All the piece and parcel of Land in Gut No. 41 admeasuring area 09 H 15 R situated at of Sawangi, Tq. & Dist. Aurangabad.	2,15,05,000/-	21,50,47,875/-	10,00,000/-
3	All the piece and parcel of Land in Gut No. 43 admeasuring area 03 H 04 R situated at of Sawangi, Tq. & Dist. Aurangabad.	71,10,000/-	7,10,85,840/-	2,00,000/-
4	All the piece and parcel of Land in Gut No. 44 admeasuring area 05 H 60 R situated at of Sawangi, Tq. & Dist. Aurangabad.	1,30,95,000/-	13,09,47,600/-	5,00,000/-
5	All the piece and parcel of Land in Gut No. 45/1 admeasuring area 11 H 91 R situated at of Sawangi, Tq. & Dist. Aurangabad.	2,67,57,000/-	26,75,64,105/-	10,00,000/-
6	All the piece and parcel of Land in Gut No. 45/2 admeasuring area 8 H 20 R situated at of Sawangi, Tq. & Dist. Aurangabad	1,83,73,000/-	18,37,29,200/-	10,00,000/-
7	All the piece and parcel of Land in Gut No. 46 admeasuring area 4 H 71 R situated at of Sawangi, Tq. & Dist. Aurangabad	1,01,01,000/-	10,10,08,305/-	5,00,000/-
8	All the piece and parcel of Land in Gut No. 53 admeasuring area 03 H 26 R situated at of Sawangi, Tq. & Dist. Aurangabad	68,53,000/-	6,85,26,830/-	5,00,000/-

9	All the piece and parcel of Land in Gut No. 54 admeasuring area 07 H 90 R situated at of Sawangi, Tq. & Dist. Aurangabad	1,66,07,000/-	16,60,61,950/-	10,00,000/-
10	All the piece and parcel of Land in Gut No. 102 admeasuring area 0 H 0.18 R situated at of Sawangi, Tq. & Dist. Aurangabad	6,57,000/-	65,63,700/-	2,00,000/-

Property will not to be sold below reserve price.

1. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is **not less than the reserve price plus one bid incremental amount**. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
2. The public at large is hereby invited to bid in the said E-Auction. The online offers alongwith EMD as per lots, is payable by the bidders by way of RTGS/NEFT/directly in to the EMD shall be deposited by **28-06-2023. upto 4.00 PM** Online through RTGS/NEFT in to the **Account No. 344502010089189 in the name of Recovery Officer, DRT, Aurangabad, having IFSC Code No. UBIN0534455 to be deposited with Union Bank of India, Main Branch, Aurangabad** and details of the property along with self-attested copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit shall be uploaded with online offer.
3. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in the case of Company, copy of resolution passed by the Board Members of the Company or any other documents confirming representation/attorney of the company and the Receipt/Counter File of EMD deposit, also must reach the office of Recovery Officer-I, DRT, Aurangabad latest by 28/06/2023 upto 4.00 PM, in case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case the bidder shall be required to deposit his/her Authority and in case of default, his/her bid shall be rejected.

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.



If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

4. The successful bidder shall have to pay **25% of the sale proceeds** after adjustment of EMD on being knocked down by next date i.e. **By 3:00 P.M. in the said account as per detail mentioned in para 2 above.** If the next day is Holiday or Sunday, then on next first office day.
5. The purchaser shall deposit the balance **75% of the sale proceeds on or before 15th day** from the date of sale of the property, exclusive of such day, or if the **15th day be Sunday or other Holiday**, then on the first office day after the 15th day by prescribed mode as stated in para 2 above. In addition to the above the purchaser shall also deposit **Poundage fee with Recovery Officer, Debts Recovery Tribunal, Aurangabad @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, Debts Recovery Tribunal, Aurangabad.**

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, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, **DEBTS RECOVERY TRIBUNAL AURANGABAD.**

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E- Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "**As is where is and as is what is basis**" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if



found unreasonable or may postpone the auction at any time without assigning any reason.

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.


Schedule of Property:				
Lot No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1	All the piece and parcel of Land in Gut No. 37 admeasuring area 0 H 13 R situated at of Sawangi, Tq. & Dist. Aurangabad.	Not known	Not known	Not known
2	All the piece and parcel of Land in Gut No. 41 admeasuring area 09 H 15 R situated at of Sawangi, Tq. & Dist. Aurangabad.	Not Known	Not Known	Not Known
3	All the piece and parcel of Land in Gut No. 43 admeasuring area 03 H 04 R situated at of Sawangi, Tq. & Dist. Aurangabad.	Not Known	Not Known	Not Known
4	All the piece and parcel of Land in Gut No. 44 admeasuring area 05 H 60 R situated at of Sawangi, Tq. & Dist. Aurangabad.	Not Known	Not Known	Not Known
5	All the piece and parcel of Land in Gut No. 45/1 admeasuring area 11 H 91 R situated at of Sawangi, Tq. & Dist. Aurangabad.	Not Known	Not Known	Not Known



6	All the piece and parcel of Land in Gut No. 45/2 admeasuring area 8 H 20 R situated at of Sawangi, Tq. & Dist. Aurangabad	Not Known	Not Known	Not Known
7	All the piece and parcel of Land in Gut No. 46 admeasuring area 4 H 71 R situated at of Sawangi, Tq. & Dist. Aurangabad	Not Known	Not Known	Not Known
8	All the piece and parcel of Land in Gut No. 53 admeasuring area 03 H 26 R situated at of Sawangi, Tq. & Dist. Aurangabad	Not Known	Not Known	Not Known
9	All the piece and parcel of Land in Gut No. 54 admeasuring area 07 H 90 R situated at of Sawangi, Tq. & Dist. Aurangabad	Not Known	Not Known	Not Known
10	All the piece and parcel of Land in Gut No. 102 admeasuring area 0 H 0.18 R situated at of Sawangi, Tq. & Dist. Aurangabad	Not Known	Not Known	Not Known

Given under my hand and seal of the Tribunal on this 23th Day of May, 2023 at Aurangabad.




(Katakam Kondala Rao)
 Recovery Officer-I
 Debts Recovery Tribunal, Aurangabad.