

OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, DELHI

Item No. 9

| | | |
|----------------------------------|---------------------|-------------------------|
| RC/283/2016 IN OA/159/2015 | STATE BANK OF INDIA | M/S SHIRIN FOODS LTD |
|----------------------------------|---------------------|-------------------------|

Dated : 01.03.2024
Present : Sh. Sonu Anand, Proxy Counsel for CH Bank
Sh. Aubrey, Officer of CH bank
Sh. Prashant Kumar, Counsel for CD#2

Hearing in the present case has been conducted through video conference today.

1. Proxy Counsel for CH bank referred to the stay order passed by Hon'ble P.O DRT-I, Kolkata in SA no. 63 of 2022. He claimed that the said stay was granted for defect in the service of Sarfaesi notice. Now, CH bank is before DRT, which is governed by RDB Act, 1993 and applicable rules of Second Schedule to I.T Act, 1963. He claimed that there is no stay against the recovery proceeding.
2. Officer of CH submitted that proceeding under SARFAESI Act and RDB Act are separate proceedings and can be simultaneously proceeded for recovery of CH dues. There is no bar on the same.
3. Counsel for CH bank further submitted that though he has not received any application from CD#2 but claimed that it will not change the fact of the case. He alleged that the application filed by CD#2 is nothing but to derail the recovery proceeding and to devoid CH bank from its recovery.
4. Counsel for CD#2 objected to the submission of opposite Counsel and claimed that a copy of his application was provided to the Counsel for CH bank on 27.02.2024. As CH bank has address the forum on the subject issue, he requested that their right of filing any counter reply may be forfeited.



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5. Counsel for CD#2 confirmed that the Hon'ble P.O has stayed the action of CH bank against the mortgaged property and the order does not specify that said order is applicable against SARFAESI action only. He claimed that in view of the stay granted, the forum cannot proceed further against the mortgaged properties.
6. Heard the Counsel at length and also perused the record available. It is an admitted position that CDs have challenged the SARFAESI notices of CH bank issued under Section 13(2) dated 21.02.2014 and under Section 13 (4) dated 19.01.2015 in their SA bearing no. 54 of 2015 before Hon'ble DRT-1, Kolkata. In said SA, the Hon'ble P.O, DRT-1, Kolkata on 04.12.2015 has restrained Defendant Bank from taking any coercive action including physical possession of the property till the next date of effective hearing. It is also a fact that the SA no. 54 of 2015 was dismissed by the Hon'ble P.O on 07.01.2020 for non-prosecution. Vide order dated 29.03.2022, the aforesaid SA was revived by Hon'ble P.O in MA no. 415 of 2021, thus reviving the interim order of status quo on 27.06.2023
7. Counsel for CDs has submitted that the interim stay granted in SA is applicable in all types of recovery proceeding. The Recovery Officer is also bound to follow the restraining order as it is not mentioned that stay is granted against SARFAESI action of CH bank only.
8. In the present case, recovery Certificate of Rs. 5,18,95,107 along with future interest @13% p.a. from the date of filing of OA. 01.04.2015 till realization has been issued by Hon'ble P.O, DRT-II, Delhi in favour of CH bank. It is been held in the recovery Certificate that recovery is to be made by sale of hypothecated goods, plant and machinery etc. and mortgaged properties, i.e (a) Land measuring 32 decimal or 19.37 Kattha (14072 sq. ft) comprised in R.S & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L No. 8, P.S. Uluberia, District Howrah, West Bengal (B) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft) comprised in in R.S & L.R. Dag No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L No. 8, P.S. Uluberia, District Howrah, West

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Bengal (C) Land measuring 1 Decimal (in sixteen Annas Share) comprised in R.S & L.R. Dag No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal (D) A residential flat No. B-6 on First Floor, measuring Super Built-up Area of 631 Sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S Thakurpur, Joka No. 1 Gram Panchayat, District 24 Parganas (South), West Bengal

9. The forum has issued sale proclamation notice qua the residential flat on many occasion but the auction could not fetch any bid. Simultaneously, as reported by CH bank, they have proceeded against the other three mortgaged properties under SARFAESI Act, 2002. It is the action of CH bank under SARFAESI that SA was filed before Hon'ble P.O, DRT-1, Kolkata.

10. The forum has placed its reliance on the decision of Hon'ble Apex Court reported in AIR 2007 Supreme Court/712 (Transcore .vs.. Union of India & Anr) wherein, it has been held that the banks/financial institutions are at liberty to proceed with both under Debt Recovery Tribunal Act, as well as SARFAESI Act and the Doctrine of Election is not applicable to the banks/financial institutions. In other words, parallel proceeding can be invoked /initiated by banks/financial institutes simultaneously, under both Acts.

11. The action of CH bank under Section 13(2) and 13(4) of SARFAESI Act, 2002 was challenged before the Hon'ble DRT-1, Kolkata, which has resulted in the restrain order against CH bank. It is a fact that there is no stay against the recovery proceeding, neither forum has been restrained by Superior Authority from proceeding against the mortgaged properties. CD#2 has been appearing in the recovery proceeding since inception of RC and the earlier sale notice qua the residential property was issued in his or in the presence of his Counsel. He has never cared to avail the remedy before the Hon'ble P.O, DRT-I, Kolkata in his SA. There is no bar on CH bank to simultaneously proceed under RDB Act. The forum is bound to act as per the made issued by Hon'ble P.O, DRT-II, Delhi.



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12. In view of the above facts, the forum is of the opinion that there is no restriction on forum not to proceed against the mortgaged properties. Hence, the request of CH bank to issue sale proclamation notice qua all the mortgaged properties is accepted and direction is hereby issued for sale proclamation notice qua the mortgaged properties by considering their realizable value as their reserve price.

Directions:-

1. Let the mortgaged properties mention as below be put on sale through E-auction and sale proclamation qua the same be issued.

| Lot No. | Property description | Reserve Price |
|---------|---|------------------|
| 1. | <p>(a) Land measuring 32 Decimal or 19.37 Kattha (14072 sq. ft.) comprised in R.S. & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal</p> <p>(b) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft.) comprised in R.S. & L.R. DAG No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal</p> <p>(c) Land measuring 1 Decimal (in sixteen Annas Share) comprised in R.S. & L.R. DAG No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal.</p> | Rs.3,47,00,000/- |
| 2. | A Residential Flat No. B-6 on First Floor, Measuring Super Built-up area of 631 sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S. Thakurpur, Joka No. 1 Gram Panchayat, District 24 Parganas (South), West Bengal. | Rs. 16,90,000/- |



2. CH bank is directed to serve the same through all prescribed modes and file service report on or before the next date of hearing.

3. The detailed order of E-auction be seen on the separate order-sheet.

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4. CH Bank is also directed to file on affidavit memo of cost giving details of all expenses incurred in connection with the auction including publication of advertisement after completion of auction proceedings.

5. Let a copy of this order be given dasti to the CH Bank for compliance.

Let this matter be listed on 03.04.2024.



(Uttam Negi)
Recovery Officer-I
DRT-II, Delhi


2/3/24
SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI





**OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, DELHI**

**4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001**

SALE PROCLAMATION NOTICE

R. C. No. 283/2016

State Bank of India Vs M/s Shirin Foods Ltd.

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

CD#1 M/s Shirin Foods Ltd.

Registered Officer at:

37,69,70, Lower Ground Floor,
Barakhamba Road, Vijaya Building, New Delhi.

Also At: Mouza Amraberis

By the side of NH-6, Post Officer Madhubati,
Gram Panchayat Jaogri, P.S. Uluberia, District Howrah, West Bengal

Also At: T-400, Ahata Kidara, Chamelian Road, Sadar Bazar, Delhi-110006.

Also at:- B-6 (building No. 320), Dev Tower, Kobar Danga More, MG Road,
Tolly Gunj, Kolkata-700104

CD#2 Shri Najmu Sakib

S/o Sh. Mohd. Yusuf Ahmed

R/o T-400, Ahata Kidara, Chamelian Road, Sadr Bazar, Delhi-110006.

Also at: Flat no. B-6, First Floor, Tolly Ganj, Mahatma Gandhi Road,
Kolkata, West Bengal.

Also at:- B-6 (building No. 320), Dev Tower, Kobar Danga More, MG Road,
Tolly Gunj, Kolkata-700104

CD#3 Smt. Khurishida Begum

W/o Sh. Mohd. Yusuf Ahmed,

R/o T-400, Ahata Kidara, Chamelian Road, Sadr Bazar, Delhi-110006.

Also at:- B-6 (building No. 320), Dev Tower, Kobar Danga More, MG Road,
Tolly Gunj, Kolkata-700104



Shir

CD#4 Mohd. Yusuf Ahmed

S/o Sh. Jinda Hasan

R/o T-400, Ahata Kidara, Chamelian Road, Sadar Bazar, Delhi-110006.

Also at: Flat no. 328, Old Ice-Cream Factory

Mohalla Qureshian, Takan Road,

Gangoh, Saharanpur, Uttar Pradesh-247341.

Also at:- B-6 (building No. 320), Dev Tower, Kobar Danga More,

MG Road, Tolly Gunj, Kolkata-700104

1. Whereas Recovery Certificate No 283/2016 in OA No. 159/2015 dated 16.11.2016 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum of **Rs. 5,18,95,107.00 (Rupees Five Crore Eighteen Lacs Ninety-Five Thousand One Hundred Seven Only)** alongwith future interest *simple interest @ 13% p.a. from 01.04.2015* onwards until recovery from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit. (amount recoverable is Rs. 11,16,04,669 (approx.)).
2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Recovery Certificate.
3. Notice is hereby given that in absence of any order of postponement, the said property shall be sold by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://www.bankeauction.com> on **25.04.2024 between 11 a.m. to 12 noon** with extensions of 5 minutes duration after 12 noon, if required.
4. The sale shall be of the property of the CD(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.
5. The property shall be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction 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.
6. 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.
7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-
 - 7.1 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.
 - 7.2 The reserve price below which the property shall not be sold is (lot 1) (a) Land measuring 32 Decimal or 19.37 Kattha (14072 sq. ft.) comprised in R.S. & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal, (b) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft.) comprised in R.S. & L.R. DAG No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal and (c) Land measuring 1



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Decimal (in sixteen Annas Share) comprised in R.S. & L.R. DAG No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal.; Reserve Price: Rs.3,47,00,000/- (Rupee Three Crore Forty-Seven Lakh Only) in respect of the property mentioned at para (i); and Earnest Money Deposit (EMD): Rs.34,70,000/- (Rupee Thirty Four Thousand Seventy Thousand Only) and (Lot 2) A Residential Flat No. B-6 on First Floor, Measuring Super Built-up area of 631 sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S. Thakurpur, Joka No. 1 Gram Panchayat, District 24 Parganas (South), West Bengal: Reserve Price: Rs. 16,90,000/- (Rupee Sixteen Lakh Ninety Thousand Only in respect of the property mentioned at para (i); and Earnest Money Deposit (EMD): Rs. 1,69,000/- (Rupee One Crore Sixty-Nine Thousand Only) in respect of the property mentioned at para (i).

7.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, identity proof, address proof, etc., latest by **23.04.2024 before 5.00 PM** in the Office of the Recovery Officer-I, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 25.04.2024**. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

7.4 The bidder(s) shall improve their offer in multiples of **Rs.1,00,000/- (Rupees One Lac Only)** in respect of each property (Lot 1 & 2).

7.5 The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., SBI**, immediately on closure of the e-auction sale proceedings.

7.6 The Successful / highest bidder shall have to prepare Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c **R.C. No. 283/2016** within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction, failing which the EMD shall be forfeited.

7.7 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c **R.C. No. 283/2016**, the balance 75% of the sale proceeds before the Recovery Officer-I, DRT-II, Delhi on or before 15th day from the date of auction of the property, exclusive of such days or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day alongwith the poundage fee @ 2% upto Rs.1,000 and @ 1% on the excess of such gross amount over Rs.1000/- in favour of Registrar, DRT-II Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above).

7.8 In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale. 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 to any part of the sum for which it may subsequently be sold.

8. The property is being sold on **"AS IS WHERE IS BASIS"**.

9. 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.


SCHEDULE OF PROPERTY

| Description of the property to be sold | Revenue assessed upon the property or any part thereof | Details of any encumbrance 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. |
|--|--|--|---|
| | | | |




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|--|-----------|-----------|-----------|
| (a) Land measuring 32 Decimal or 19.37 Kattha (14072 sq. ft.) comprised in R.S. & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal | Not known | Not known | Not known |
| (b) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft.) comprised in R.S. & L.R. DAG No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal | | | |
| (c) Land measuring 1 Decimal (in sixteen Annas Share) comprised in R.S. & L.R. DAG No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal. | | | |
| A Residential Flat No. B-6 on First Floor, Measuring Super Built-up area of 631 sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S. Thakurpur, Joka No. 1 Gram Panchayat, District 24 Farganas (South), West Bengal. | Not known | Not known | Not known |

Given under my hand and seal on 01.03.2024.


(Uttam Negi)
Recovery Officer-I
DRT-II, Delhi




SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI



**OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, DELHI**
4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001

Dated: 01.03.2024

R. C. No. 283/2016

State Bank of India Vs M/s Shirin Foods Ltd.

As per my order dated 01.03.2024, the under mentioned property will be sold by public e-auction sale on 25.04.2024 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website
<https://www.bankeauction.com>

Date and Time of Auction: 25.04.2024 between 11.00 am to 12.00 noon
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

| Lot No. | Property Description | Reserve Price | Earnest Money Deposit |
|---------|--|---|--|
| 1 | (a) Land measuring 32 Decimal or 19.37 Kattha (14072 sq. ft.) comprised in R.S. & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal (b) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft.) comprised in R.S. & L.R. DAG No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal (c) Land measuring 1 Decimal (in sixteen Annas Share) comprised in R.S. & L.R. DAG No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal. | Rs.3,47,00,000/- (Rupee Three Crore Forty-Seven Lakh Only) | Rs.34,70,000/- (Rupee Thirty Four Thousand Seventy Thousand Only) |
| 2 | A Residential Flat No. B-6 on First Floor, Measuring Super Built-up area of 631 sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S. Thakurpur, Joka No. 1 Gram Panchayat, District 24 Parganas (South), West Bengal. | Rs. 16,90,000/- (Rupee Sixteen Lakh Ninety Thousand Only) | Rs. 1,69,000/- (Rupee One Crore Sixty-Nine Thousand Only) |



TERMS AND CONDITIONS

1. The auction sale will be "online through e-auction" through website portal:

<https://www.bankeauction.com>

2. The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-I, DRT-II, Delhi-A/c R.C. No. 283/2016" or through NEFT/RTGS to the following account – State Bank of India, SASB Branch-I, 1st Floor, 23 Najafgarh Road, New Delhi-110015, Account No.: 30040821493, IFSC Code SBIN0031568. The said Demand Draft/Pay Order or original proof

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of payment through NEFT/RTGS qua EMD, alongwith self-attested copy of identity (voter I-card/driving license/passport), which should contain the address for future communication, and self-attested copy of PAN card, **must reach the Office of the Recovery Officer-I, DRT-II, Delhi latest by 23.04.2024 before 5.00 PM.** The EMD or original proof of EMD received thereafter shall not be considered.

3. The envelope containing EMD or original proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "RC No. 283/2016",
4. The property is being sold on "as is where is and as is what is basis".
5. The bidders are advised to go through the portal <https://www.bankeauction.com> for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings and/or contact **Sh. Manoj Kumar Singh, Chief Manager, SARB-I Branch, 1st Floor, 23 Najafgarh Road, Moti Nagar, New Delhi-110015**
6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, after deposit of EMD, which is mandatory for bidding in the above e-auction, from **M/s C-1 India Pvt. Ltd., Plot No. 68, 3rd Floor, Sector-44, Gurgaon, Haryana-122003, Contact No. +91 124 4302020/2021/2022/2023, e-mail- support@bankeauctions.com, Contact Person: Sh. Vinod Chauhan, Contact No.- 9813887931, E-mail: delhi@C1india.com.**
7. The interested bidders may avail online training on e-auction, after deposit of EMD, from **M/s C-1 India Pvt. Ltd., Plot No. 68, 3rd Floor, Sector-44, Gurgaon, Haryana-122003, Contact No. +91 124 4302020/2021/2022/2023, e-mail- support@bankeauctions.com, Contact Person: Sh. Vinod Chauhan, Contact No.- 9813887931, E-mail: delhi@C1india.com.**
8. The prospective buyer may inspect the site on **09.04.2024 and 10.04.2024 from 10.30 AM to 04.00 PM.**
9. Only those bidders holding valid user ID & Password and confirmed payment of EMD through demand draft/pay order or NEFT/RTGS shall be eligible to participate in on line e-auction.
10. The interested bidders, who have submitted their bids not below the reserve price by **23.04.2024**, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 25.04.2024**. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
11. The bidders shall improve their offer in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)** in respect of each property (Lot no. 1 & 2).
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., SBI, immediately on closure of the e-auction sale proceedings.**
13. The Successful / highest bidder shall have to prepare Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c **R.C. No. 283/2016** within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction, failing which the EMD shall be forfeited.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c **R.C. No. 283/2016**, the balance 75% of the sale proceeds before the Recovery Officer-I, DRT-II, Delhi on or before 15th day from the date of auction 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 alongwith the poundage fee @ 2% upto Rs.1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- in favour of



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- Registrar, DRT-II Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above). In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale. 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 to any part of the sum for which it may subsequently be sold.
15. The successful/highest bidder shall be at liberty to comply with the provisions of Section 194-IA of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.
16. In case of default of payment within the prescribed period, the properties shall be re-sold, after the issue of fresh proclamation of sale. 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 properties or to any part of the sum for which it may subsequently be sold.
17. CHFI/CH Bank is directed to serve the Sale proclamation on CDs through Dasti, speed post, courier and by affixation at the conspicuous part of the property and by beat of drum in its vicinity and a copy of the same be placed on the notice board of the Tribunal.
18. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
19. CHFI/CH Bank is directed to confirm the publication of advertisement in the Newspapers and original proofs of the publication be filed before next date of hearing.
20. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

SCHEDULE OF PROPERTY


| Description of the property to be sold | Revenue assessed upon the property or any part thereof | Details of any encumbrance 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. |
|--|--|--|---|
| (a) Land measuring 32 Decimal or 19.37 Kattha (14072 sq. ft.) comprised in F.S. & L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 154 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal | Not known | Not known | Not known |
| (b) Land measuring 35 decimal or 21.19 Kattha (15194 sq. ft.) comprised in R.S. & L.R. DAG No. 286, L.R. Khatian No. 358, Khatian No. 173, R.S. Khatian No. 63 in Mouza Amraberia, J.L. No. 8, P.S. Uluberia, District Howrah, West Bengal | | | |
| (c) Land measuring 1 Decimal (in sixteen Annas Share) comprised | | | |



[Handwritten signature]

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| in R.S. & L.R. DAG No. 287, L.R. Khatian No. 110, Khatian No. 26, J.L. No. 8 in Mouza Amraberia, P.S. Uluberia, District Howrah, West Bengal. | | | |
| A Residential Flat No. B-6 on First Floor, Measuring Super Built-up area of 631 sq. ft. situated at "Deb Tower", Mouza Ramachandrapur, Pargana Magura, P.S. Thakurpur, Joka No. 1 Gram Panchayat, District 24 Parganas (South), West Bengal. | Not known | Not known | Not known |

Matter be listed on **03.04.2024** for filing affidavit of service of E-auction sale notice with proofs of service (including track results qua speed post and courier) and dasti, original proofs of publication in newspapers and wider publicity including website for the purpose of e-auction.


 (Uttam Negi)
 Recovery Officer-
 DRT-II, Delhi


SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI

