

**Date of E-Auction: - 19.09.2018 between 11.00 am to 1.00 pm**

**DEBTS RECOVERY TRIBUNAL, DEHRADUN**

Government of India, Ministry of Finance, Deptt. of Financial Services,  
2nd Floor, Paras Tower, Mazra, Saharanpur Road, Dehradun, UK. 248171

**BEFORE THE RECOVERY OFFICER II, DRT, DEHRADUN**  
**PROCLAMATION OF SALE**

(PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961  
READ WITH SECTION 25 TO 29 OF THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993 AS AMENDED  
FROM TIME TO TIME)

**R.C. No 11/2018**

**HDFC Bank Ltd.**

**Vs M/s Uma Rice & General Mills & Ors.**

Whereas Recovery Certificate dated **18.04.2018** in OA No. 140/2017 has been drawn up by the Presiding Officer, Debts Recovery Tribunal, Dehradun for the recovery of an amount of **Rs. 6,22,91,322.48** due as per Recovery Certificate along with pendente lite and future interest @ **12%** from the date of filing of the OA till its realization and costs and charges.

Whereas Hon'ble Presiding Officer has forwarded the above Recovery Certificate to the undersigned for recovery from the certificate debtors together with interest, costs, charges and expenses as per Recovery Certificate.

And whereas the undersigned has ordered the sale of the mortgaged property mentioned in the annexed schedule in satisfaction of the said Recovery Certificate.

Notice is hereby given that in the absence of any order of postponement, the property shall be sold by electronic auction mode which will be conducted by **HDFC Bank Ltd., 2nd Floor, 9-10 Express Building, Bahadur Shah Jafar Marg, ITO, New Delhi 110002** through their portals **<https://www.bankeauctions.com>** For the prospective bidders, the facility center will be **HDFC Bank Ltd., 2nd Floor, 9-10 Express Building, Bahadur Shah Jafar Marg, ITO, New Delhi 110002**.

The sale will be of the property of the defendant/CDs 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/properties.

The property will be put up for the sale as specified in the schedule. The sale shall be stopped immediately before the knock down of the auction bid, if the total amount as mentioned in the recovery certificate along with interest as mentioned in it and cost (including cost of sale) is tendered to the officer conducting the auction or the proof is given to the satisfaction that the amount of such Certificate, interests and costs have been paid to the undersigned.

At the sale, the public generally is invited to bid at the portals: **<https://www.bankeauctions.com>**

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 the second schedule to the Income Tax Act, 1961 and the rules made there under read with Section 25 and 29 of the Recovery of Debts And Bankruptcy Act, 1993 and to the further following conditions:-

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

2. The reserve price below which the properties shall not be sold is -

**Property No. 1 - Rs. 05.06 Crore,**

**Property No. 2- Rs.97.36 Lac,**

**Property No. 3- Rs. 51.43 Lac**

- 2 (a) That the bidder need to log in a few minutes before start time of the e-auction. Any interested participant can view the complete details on **<https://www.bankeauctions.com>** and can submit his information like identity proof, address proof, photograph and details of bank account, e mail address for correspondence etc. and required documents on the portal itself. **<https://www.bankeauctions.com>**



*[Handwritten signature]*

www.bankeauctions.com will also provide a provision of online payment gateway on its portal. Interested bidders can pay required EMD through the payment gateway/ credit card/ debit card/ RTGS/ and may receive confirmation on payment so made. In case the bidders want to make payment in the form of Pay Order/ Demand Draft, then the bidder need to deposit the same in respective Bank and collect the signed receipt and has to ensure that a scanned copy of such receipt is uploaded in the online portal.

2(b) The relevant details for participation in the process of the e-auction are furnished hereunder for the information of the prospective bidders/participants & general public.

- |                                       |  |
|---------------------------------------|--|
| i) Name of the service provider       | : M/s C1 India Pvt. Ltd.   |
| ii) Portal of service provider        | : <a href="https://www.bankeauctions.com">https:// www.bankeauctions.com</a>                   |
| iii) Helpline numbers                 | : 0124-4302020/21/22/34/24   |
|                                       | Mr. Vinod Chauhan Mob. 9813887931  |
| iv) Email ID of Service Provider      | : support@bankeauctions.com  |
| v) Portal of e-auction                | : <a href="https://www.bankeauctions.com">www.bankeauctions.com</a>                            |
| vi) Name of the facilitation Branch   | : HDFC Bank Ltd., 2nd floor, 9-10 Express Building, Bahadur Shah Jafar Marg, New Delhi-110002. |
| vii) Name of the Facilitation Officer | : Sh. Anirudh Bhargav, Manager, 8802112088   |
| viii) Account No. for deposit of EMD  | : <u>Account No. 02400930000063</u>  |
| ix) IFS code of Bank Branch           | : <u>HDFC0000240</u>   |

2 (c) Schedule for e-auction is fixed as under:-

Date and Time to apply & submitting EMD: 17.09.2018 upto 4.00 pm

Date and Time of Auction : **19.09.2018** between 11.00 am to 1.00 pm

(with each extension of 5 minutes duration every time if a bid is placed in the last 5 minutes of the closing time or such extended time of auction.)

- 3 The intending bidder shall be required to deposit earnest money of **Rs.50.60 Lac for Property No. 1, Rs. 09.73 Lac for Property No. 2 and Rs. 05.14 Lac for Property No. 3** through the payment gateway/credit card/debit card/net banking or by way of pay order/demand draft payable at Dehradun in the name of **Recovery Officer-II, DRT, Dehradun**.
- 4 The minimum amount by which the biddings are to be increased shall be Rs.10,000.00
- 5 The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that "the amount bid by him is not less than the reserve price. 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 or for any other reason whatsoever.
- 6 If any market leading bid (bid higher than the highest at the point in time) is received within the last 5 minutes of closing bid, the bidding time shall be extended automatically by further 5 minutes.
- 7 The bidders are also to pay poundage fees @ 2 % on Rs.1000/- and 1% on balance sale proceed amount on the spot through demand draft or pay order payable at Dehradun favoring **Registrar, DRT, Dehradun**.
- 8 That successful/highest bidder shall have to deposit remaining amount of the 25% of the final sale proceeds i.e. auctioned amount of the property through online or by way of pay order/demand draft favouring **Recovery Officer-II, DRT, Dehradun** within 24 hours failing which the earnest money shall be forfeited and the property will be sold again.
- 9 In case of immovable property, the person declared to be the purchaser shall pay the remaining 75% amount through online or by way of pay order/demand draft favouring **Recovery Officer-II, DRT, Dehradun** before the undersigned on or before the 15<sup>th</sup> day from the date of auction, exclusive of such day, or if the 15<sup>th</sup> day be a holiday or Sunday, then on the first office day after the 15<sup>th</sup> day. In default of payment, the property shall be resold, 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.
- 10 The property is being sold on "**AS IS WHERE IS BASIS**"
- 11 The undersigned reserves the right to accept or reject any or all offer(s) or adjourn/postpone the sale without assigning any reason thereof.
- 12 The sale shall be subject to confirmation by Recovery Officer-II, Debts Recovery Tribunal. Dehradun which can be cancelled for any reason or without assigning any reason.
- 13 The Recovery Officer is empowered to add any part or take out any part of the property from the auction proceedings at any stage.



# SCHEDULE OF PROPERTY

No. of lots	Description of property to be sold with the names of the other co-owner where the property belongs to the defaulter and any other person as co-owner.	Revenue, assessed upon the property or any 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 particulars bearing on the nature and value.
1.	2.	3.	4.	5.
	<p><b><u>Property No. 1</u></b></p> <p><b>Land &amp; Building</b> of the unit admeasuring 0.4051 hectare khata no. 262 Old Khasra No. 29/2 Min New Khasra No. 74 situated Village Sirauli Kalan Paragana Rudra Pur, Tehsil Kichha, Distt. Udham Singh Nagar, Uttarakhand PIN 263148 <b>Building (Structure)</b> - Covered Area 1891.47 Sqmt</p> <p><b>EAST:</b> Property of others <b>WEST:</b> Kichha Darau Road <b>NORTH:</b> Property of others <b>SOUTH:</b> Property of others</p> <p><b><u>Property No. 2</u></b></p> <p><b>Land</b> - Khata No. 163, Khasra No. 326 Min Private Plot No. 16 Village Kishanpur, Pargana Rudrapur Tehsil Kichha, Distt. Udham Singh Nagar, Uttarakhand PIN 263148 Area=376.39 Sqmt= 4049.96 Sft. <b>Building (Structure)</b> - Covered Area 594.79 Sqmt</p> <p><b>EAST:</b> Road <b>WEST:</b> Property of others <b>NORTH:</b> Property of others <b>SOUTH:</b> Plot No. 15</p> <p><b><u>Property No. 3</u></b></p> <p><b>Land</b> - Khasra No. 368 Min, Khata No. 141, Private Plot No. 1 &amp; 2, Village Kishanpur, Pargana Rudrapur, Tehsil Kichha, Distt. Udham Singh Nagar, Uttarakhand PIN 263148 Area=334.572 Sqmt= 3599.99 Sft.</p> <p><b>EAST:</b> Property of others <b>WEST:</b> Road <b>NORTH:</b> Property of others <b>SOUTH:</b> Road</p>	Not Known	Not Known	Not Known

Given under my hand and seal at Dehradun on 12<sup>th</sup> July, 2018.



*[Signature]*  
**[SAMEER KUMAR SAXENA]**  
 Recovery Officer-II  
 DRT, Dehradun