



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

R. C. No. 315/2014

SALE PROCLAMATION NOTICE

Bank of Maharashtra
VERSUS
M/s Bitum Impex

**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 Bitum Impex
B-18, Satija House
Commercial Complex,
Dr.Mukherjee Nagar, Delhi-09.
- CD#2 Mrs.Meenakshi Marwah
15/64, Punjabi Bagh (West),
Delhi-110026.
- CD#3 Mr.Ajay Marwah
15/64, Punjabi Bagh (West),
Delhi-110026
- CD#4 Mrs.Saroj Marwah
13/64, Pubjabi Bagh (West)
Delhi-110026.
- CD#5 M/s Ishvakoo Impex Pvt. Ltd.
(Through its Director Sh.Ajay Marwah-
And Mrs.Meenakshi Marwah)
At:Plot No.113, Sector-44,
Institutional Area, Gurgaon, Haryana.
- CD#6 M/s Sheetal Enterprises
(Prop. Mr.Ajay Marwah)
At:B-18, Satija House, Commercial Complex,
Dr.Mukherjee Nagar,
Delhi-110009.

1. Whereas Recovery Certificate No. 315/2014 in O.A. No.279/2010 dated 27.08.2014 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum of Rs. 7,25,65,047/- against the defendants 1 to 6 alongwith interest 16.25 % per annum from the Certificate debtors together with costs of Rs 1,50,000/- and charges as per recovery certificate from the date of institution of suit.
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://bom.auctiontiger.net> on 03.03.2016 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 **Rs.2,43,00,000/- (Rupees Two Crore and Forty Three Lacs only)** in respect of the property mentioned at serial no.(i) of the schedule of property, **(2) Rs.2,26,70,000/- (Rupees Two Crore Twenty Six Lacs and Seventy Thousands only)** in respect of the property mentioned at serial no.(ii) of the schedule of property, **(3) Rs.1,26,60,000/- (Rupees One Crore Twenty Six Lacs and Sixty Thousands only)** in respect of the property mentioned at serial no.(iii) of the schedule of property and the Earnest Money Deposit (EMD) is **Rs. 24,30,000/- (Rupees Twenty Four Lacs and Thirty Thousand Only)** in respect of the property mentioned at serial no.(i) of the schedule of the property, **(2) Rs. 22,67,000/- (Rupees Twenty Two Lacs and Sixty Seven Thousand Only)** in respect of the property mentioned at serial no.(ii) of the schedule of the property, **(3) Rs. 12,66,000/- (Rupees Twelve Lacs and Sixty Six Thousand Only)** in respect of the property mentioned at serial no.(iii) of the schedule of the property.

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 **29.02.2016 before 5.00 PM** in the Office of the Recovery Officer-II, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 03.03.2016**. 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)**.

7.5 The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi/CH, i.e., Bank of Maharashtra**, 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-II, DRT-II, Delhi, A/c **R.C. No. 315/2014** 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-II, DRT-II, Delhi so as to reach within 3 days 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-II, DRT-II, Delhi, A/c **R.C. No. 315/2014**, the balance 75% of the sale proceeds before the Recovery Officer-II, 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 Registrar, DRT-II Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above).

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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.
<p>(i) Property bearing Plot No. 15, Road No. 64 (First Floor Only without terrace rights), Situated at Near Punjabi Bagh Club, Punjabi Bagh (West), New Delhi with total area of 279.55 sq yrds.</p> <p>(ii) Property bearing Plot No. 15, Road No. 64 (Second Floor Only with terrace rights), Situated at Near Punjabi Bagh Club, Punjabi Bagh (West), New Delhi with total area of 279.55 sq yrds.</p> <p>(iii) Property Bearing Pvt. No. C-811, Part of Khewat/Khata no.54/82, (Single Storied Farm House), Mustatil No.81, Killa No.24 (8-0), Killa No.25 (8-0), Mustatil No. 104-</p>	Not known	Not known	Not known

Killa No. 3 (8-0), Situatd at- Near Elegant Children Academy, Maruti Kunj, Village Bhondsi, Tehsil Sohana, District Gurgaon admeasuring 8 Kanal 8 Marlas or 1.05 Acre or 5082 sq yrds.			
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Given under my hand and seal on 12.01.2016.

(Sube Singh)
Recovery Officer-II
DRT-II, Delhi



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R. C. No. 315/2014

Dated: 12.01.2016

Bank of Maharashtra
VERSUS
M/s Bitum Impex

As per my order dated 12.01.2016, the under mentioned property will be sold by public e-auction sale on 03.03.2016 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website
<https://bom.auctiontiger.net>

Date and Time of Auction: 03.03.2016 between 11.00 am to 12.00 noon
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

- (i) Property bearing Plot No. 15, Road No. 64 (First Floor Only without terrace rights), Situated at Near Punjabi Bagh Club, Punjabi Bagh (West), New Delhi with total area of 279.55 sq yds.
 - (ii) Property bearing Plot No. 15, Road No. 64 (Second Floor Only with terrace rights), Situated at Near Punjabi Bagh Club, Punjabi Bagh (West), New Delhi with total area of 279.55 sq yds.
 - (iii) Property Bearing Pvt. No. C-811, Part of Khewat/Khata no.54/82, (Single Storied Farm House), Mustatil No.81, Killa No.24 (8-0), Killa No.25 (8-0), Mustatil No. 104-Killa No. 3 (8-0), Situated at- Near Elegant Children Academy, Maruti Kunj, Village Bhondsi, Tehsil Sohana, District Gurgaon admeasuring 8 Kanal 8 Marlas or 1.05 Acre or 5082 sq yds.
- (i) Reserve Price: Rs.2,43,00,000/- (Rupees Two Crore and Forty Three Lacs only) in respect of the property mentioned at para (i).
 - (ii) Reserve Price: Rs.2,26,70,000/- (Rupees Two Crore Twenty Six Lacs and Seventy Thousands only) in respect of the property mentioned at para (ii).
 - (iii) Reserve Price: Rs.1,26,60,000/- (Rupees One Crore Twenty Six Lacs and Sixty Thousands only) in respect of the property mentioned at para (iii).

- (i) Earnest Money Deposit (EMD) : Rs. 24,30,000/- (Rupees Twenty Four Lacs and Thirty Thousand Only) in respect of the property mentioned at para (i).
- (ii) Earnest Money Deposit (EMD) : Rs. 22,67,000/- (Rupees Twenty Two Lacs and Sixty Seven Thousand Only) in respect of the property mentioned at para (ii).
- (iii) Earnest Money Deposit (EMD) : Rs. 12,66,000/- (Rupees Twelve Lacs and Sixty Six Thousand Only) in respect of the property mentioned at para (iii).

TERMS AND CONDITIONS

1. The auction sale will be "online through e-auction" through website portal: <https://bom.auctiontiger.net>
2. The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-II, DRT-II, Delhi-A/c R.C. No. 315/2014" or through NEFT/RTGS to the following account - Bank of Maharashtra, B-9/10, Commercial Complex, Main Road, Dr. Mukherjee Nagar, Delhi-110009, Account No.60221436685, IFSC Code: MAHB0000901. The said Demand Draft/Pay Order or original proof 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-II, DRT-II, Delhi latest by 29.02.2016 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.315/2014".
4. The property is being sold on "as is where is basis".
5. The bidders are advised to go through the portal <https://bom.auctiontiger.net> 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 Mr.K.K.Sharma, Chief Manager, Bank of Maharashtra, B-9/10, Commercial Complex, Main Road, Dr. Mukherjee Nagar, Delhi-110009, Mobile No.08527256383, Ph no. 011 27652188, email ID mmr901@mahabank.co.in.
6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for bidding in the above e-auction, from M/s E-Procurement Technologies Pvt. Ltd., A-201/208, Wall Street II, Opp. Orient Club Ellis Bridge, Ahmedabad-380006, Tel No.079-40230801/806/813/816/818/814, e-mail- support@auctiontiger.net, Contact Person Mr. Vishal Tiwari, Mob No. 09879996111, email ID vishal.t@auctiontiger.net, Mr Kutubuddin Gandhi, Mob No. 09898650526, email ID kutubuddin@auctiontiger.net.
7. The interested bidders may avail online training on e-auction from M/s E-Procurement Technologies Pvt. Ltd., A-201/208, Wall Street II, Opp. Orient Club Ellis Bridge, Ahmedabad-380006, Tel No.079-40230801/806/813/816/818/814, e-mail- support@auctiontiger.net, Contact Person Mr. Vishal Tiwari, Mob No. 09879996111, email ID vishal.t@auctiontiger.net, Mr Kutubuddin Gandhi, Mob No. 09898650526, email ID kutubuddin@auctiontiger.net.
8. 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 online e-auction.
9. The interested bidders, who have submitted their bids not below the reserve price by 29.02.2016, shall be eligible to participate in the e-auction to be held from 11.00 AM to 12.00 Noon on 03.03.2016. 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.
10. The bidders shall improve their offer in multiples of Rs.1,00,000/- (Rupees One Lac Only) in respect property.
11. The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-II, DRT-II, Delhi/CH, i.e., Bank of Maharashtra, immediately on closure of the e-auction sale proceedings.

12. The Successful / highest bidder shall have to prepare Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No.315/2014 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-II, DRT-II, Delhi so as to reach within 3 days from the close of e-auction, failing which the EMD shall be forfeited.
13. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 315/2014, the balance 75% of the sale proceeds before the Recovery Officer-II, 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 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.
14. 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.
15. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
16. 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.
17. 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.

Matter be listed on 10.02.2016 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.

(Sube Singh)
Recovery Officer-II
DRT-II, Delhi

