

EXH NO: 407

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

Ow. No. MDA/270/2022

Date 31.5.22

SALE PROCLAMATION

**OFFICE OF THE RECOVERY OFFICER-I  
DEBTS RECOVERY TRIBUNAL-II, MUMBAI  
MTNL Bhavan, 3<sup>rd</sup> Floor, Colaba Market, Colaba, Mumbai.**

R.P. No. 247/2006

DATED: 27/05/2022

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.

1. India SME ARC (Canara Bank) ]... Certificate Holders  
2. ARCIL (Union Bank of India) ] (Org. Applicants)

V/s

O.L (M/s. Real Value Appliances Ltd) & Ors ]... Certificate Debtors

CD - 1 : M/s Real Value Appliances Ltd (through O.L High Court, Bombay),  
801/802 Tulsiyani Chambers, Nariman Point, Mumbai 400 021.

CD - 2 : Pheroze Engineer (through L.R) (a) - Mrs Mehroo J Engineer, Flat  
No 142, Ashok Apartment, Nepean Sea Road, Malbar Hill, Mumbai 400 006

CD - 3 : M/s. Satkar Assets & Capital Management, 801/802 Tulsiyani  
Chambers, Nariman Point, Mumbai 400 021.

CD - 4 : M/s. Suncreat Assets & Capital Management Pvt Ltd, 801/802  
Tulsiyani Chambers, Nariman Point, Mumbai 400 021.

CD - 5 : M/s. Suviba Assets & Capital Management Pvt Ltd, 801/802  
Tulsiyani Chambers, Nariman Point, Mumbai 400 021.

CD - 6 : M/s. Crimson Assets & Capital Management Pvt Ltd, 801/802  
Tulsiyani Chambers, Nariman Point, Mumbai 400 021.

CD - 7 : M/s. Real Value Capital Pvt Ltd, 801/802 Tulsiyani Chambers,  
Nariman Point, Mumbai 400 021.



**CD – 8 : M/s. Almoner Assets & Capital Management Pvt Ltd, 801/802 Tulsiyani Chambers, Nariman Point, Mumbai 400 021.**

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No **620/2001** for recovery of **Rs.33,49,81,694.49** with interest from the Certificate Debtors and a sum of **Rs.104,02,47,854.18** 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. 33,49,81,694.49** along with pendent-lite and further interest @ **6.% p.a** from the date of filing of application till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **14.07.2022** 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 **e-auction and bidding shall take place through "On line Electronic Bidding"** through the website of **M/s. C1 India Pvt Ltd., Plot No. 301, Udyog Vihar, phase-2 ,Gurgaon, Haryana-122015** [Support Help Desk No. +91-124-4302020 / 21 / 22 / 23 / 24, Mobile No – 7291981124/25/26; Contact Person : Mr. Hareesh Gowda – 9594597555

For further details contact: **Mr. Rejeshwar Raghavan Authorised officer having his Mobile No. 8695153740.**

The sale will be of the property of the C.D 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.



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.

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.

1. The reserve price below which the property shall not be sold is **Rs.58,68,000/- (Rupees Fifty Eight Lakhs Sixty Eight Thousand only)**
2. The amount by which the bid is to be increased shall be **Rs. 50,000/- (Rupees Fifty Thousand only)**. 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/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
4. The public at large is hereby invited to bid in the said E-Auction. The offers in a sealed envelope along with demand draft / pay order of any Nationalized Bank / Scheduled Bank along with **EMD Amount Rs. 5,86,800/- (Rupees Five Lakhs Eighty Six Thousand Eight Hundred only)** should be deposited with the undersigned not later than by **4.30 p.m. on 11.07.2022**. The demand draft / pay order should be drawn in favour of the "**Recovery Officer, DRT-II, Mumbai in R.P No. 247 of 2006**". The above amount/demand draft/pay order shall be refunded to the unsuccessful bidders after due verification / submission of KYC documents.

Attested photocopy of TAN/PAN card, Address Proof, Demand Draft/ Pay Order shall be uploaded with the online offer. The last date for submission of online offers alongwith EMD and the other information/details is **11.07.2022** by 4.30 p.m. The Physical inspection of the properties may be taken between 10.00 a.m. and 5.00 p.m. w.e.f. **07.07.2022** at the property site.



5. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation /attorney of the company and the receipt/counter foil of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-II, DRT-II, Mumbai on **11.07.2022 upto 4.30 p.m.** In case of failure, bid shall not be considered.
6. The successful 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. 247 of 2006 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 purchaser shall deposit the balance **75% of final bid amount on or before 15<sup>th</sup> day** from the date of sale of the property. If the **15<sup>th</sup> day is Sunday or other Holiday**, then on the first bank working day after the 15<sup>th</sup> day by **prescribed mode as stated in para 6 above.** In addition to the above, the purchaser shall also deposit **poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/-through DD in favour of Registrar, DRT-II, Mumbai.**

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.

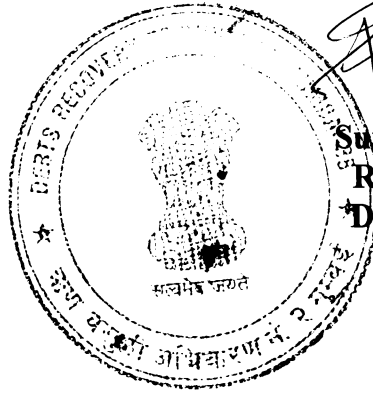


The property is being sold on “AS IS WHERE IS BASIS” AND “AS IS WHAT IS BASIS”.

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 lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other 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.
1.	2.	3.	4.	5.
1.	Survey Nos 155 to 157, 207 to 218, 224 to 226, 235 & 236 all those pieces of lands being Plot No E-21, E-22, E-23, E-24, E-25, E-26, E-27 & E-28 situated at Village : Bhor, Distt: Pune.	Not available	Mortgaged property	Not available

Given under my hand and seal on this 27<sup>th</sup> day of May, 2022.



*Sunil K. Meshram*  
**Sunil K. Meshram**  
Recovery Officer  
DRT-II, Mumbai