

BASTI COPY
DRT-II, DELHI



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

TRC No. 151/2023

Dated: 26.11.2024

IFCI Vs Rajadhiraj Industries Ltd.

As per my order dated 26.11.2024, the under mentioned property will be sold by public e-auction sale on 05.03.2025 in the said Recovery Certificate:-

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

Date and Time of Auction: 05.03.2025 between 11.00 am to 12.00 noon
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

Property Description	Reserve Price	Earnest Money Deposit
The leasehold rights of properties (i) Plot no. A and A' admeasuring 4.21 acres in Seoni Urban Industrial Area, Seoni, M.P. and (ii) Plot nos. Part of A', B and portion of plot no. 'B' admeasuring 4.50 acre. <i>(details of property as per RC is leasehold right of property bearing 'all those pieces and parcels of lease hold lands containing by measurement 8.71 acres or thereabouts covered by plot nos. A, A', B and B' situated in Seoni Urban Industrial Estate, District Seoni, M.P).</i>	Rs. 5,40,00,000/- (Five Crore Forty Lakh Only)	Rs. 54,00,000/- (Fifty-Four Lakh Only)

TERMS AND CONDITIONS

- The auction sale will be "online through e-auction" through website portal: <https://www.auctiontiger.net>
- The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-I, DRT-II, Delhi-A/c T.R.C. No. 151/2023" or through NEFT/RTGS to the following account - HDFC Bank, Surya Kiran Building, Kasturba Gandhi Marg, New Delhi - '110001, RTGS Detail: IFSC Code HDFC0000003, Earnest Money Deposit A/c No. 00030350002631. 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-I, DRT-II, Delhi latest by 03.03.2025 before 5.00 PM. The EMD or original proof of EMD received thereafter shall not be considered.
- 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 "TRC No.151/2023",
- The property is being sold on "as is where is and as is what is basis".
- The bidders are advised to go through the portal <https://www.auctiontiger.net> for detailed terms and conditions for e-auction sale before submitting their bids and taking

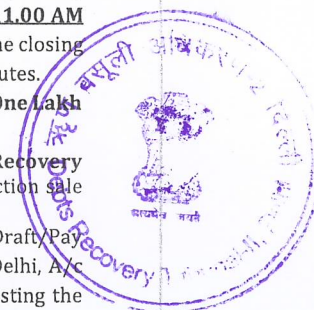


[Handwritten signature]

part in the e-auction sale proceedings and/or contact Sh. Deshraj Singh, Manager. M. No. 9990725675. Office No. 011-41732217 E-mail Id. deshraj.singh@ifcltd.com.

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 Limited - Auction Tiger, 8-704, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat (India), Contact No. 9722778828-07968136889/6891, e-mail- praveen.thevar@auctiontiger.net or soni@autiontiger.net. Contact Person: Mr. Praveen Thevar.
7. The interested bidders may avail online training on e-auction from M/s e-Procurement Technologies Limited - Auction Tiger, 8-704, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat (India), Contact No. 9722778828-07968136889/6891, e-mail- praveen.thevar@auctiontiger.net or soni@autiontiger.net. Contact Person: Mr. Praveen Thevar.
8. The prospective buyer may inspect the site on **17.02.2025 and 18.02.2025 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 **03.03.2025**, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 05.03.2025**. 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 property.**
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-I, DRT-II, Delhi/CHFI, i.e., IFCI**, immediately on closure of the e-auction sale proceedings.
13. The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c **T.R.C. No.151/2023** 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 **T.R.C. No. 151/2023**, 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 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.

Sup



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.
<p>The leasehold rights of properties (i) Plot no. A and A' admeasuring 4.21 acres in Seoni Urban Industrial Area, Seoni, M.P. and (ii) Plot nos. Part of A', B and portion of plot no. 'B' admeasuring 4.50 acre.</p> <p><i>(details of property as per RC is leasehold right of property bearing all those pieces and parcels of lease hold lands containing by measurement 8.71 acres or thereabouts covered by plot nos. A, A', B and B' situated in Seoni Urban Industrial Estate, District Seoni, M.P).</i></p>	Not known	Not known	Not known

Matter be listed on **27.01.2025** 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-I
 DRT-II, Delhi

19/1/25
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

DASTI COPY
DRT-II, DELHI

SALE PROCLAMATION NOTICE

TRC No.151/2023

IFCI Vs Rajadhiraj Industries 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 Rajadhiraj Industries Ltd.
A copy registered under the registered
Office at Industrial Estate, Seoni (M.P.)

CD#2 Sh. N.K. Swaika,
4, Moore Avenue,
Tollygunj, Calcutta

1. Whereas Transfer Recovery Certificate No.151/2023 in OA No. 619/1996 dated 21.04.2004 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum Rs. 5,89,85,540.45/- (RUPEES FIVE CRORE EIGHTY-NINE LACS EIGHTY-FIVE THOUSAND FIVE HUNDRED FORTY AND PAISE FORTY-FIVE ONLY) along with *pendente lite* and future interest @ 11.00% per annum from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit. (amount recoverable is Rs. 22,03,15,976 (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.auctiontiger.net> on 05.03.2025 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 properties bearing no. (i) The leasehold rights of properties (i) Plot no. A and A' admeasuring 4.21 acres in Seoni Urban Industrial Area, Seoni, M.P. and (ii) Plot nos. Part of A', B and portion of plot no. 'B' admeasuring 4.50 acre. (details of property as per RC is leasehold right of property bearing 'all those pieces and parcels of lease hold lands containing by measurement 8.71 acres or thereabouts covered by plot nos. A, A', B and B'



Sup

situated in Seoni Urban Industrial Estate, District Seoni, M.P.); shall not be sold is Reserve Price: Rs. 5,40,00,000/- (Five Crore Forty Lakh Only) and Earnest Money Deposit (EMD): Rs. 54,00,000/- (Fifty-Four Lakh 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 **03.03.2025 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 05.03.2025**. 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 Lakh Only) in respect of property**.

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

7.6 The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c T.R.C. No. **151/2023** 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 T.R.C. No. **151/2023**, 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 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 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.

7.9 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 AND AS IS WHAT IS BASIS**".

9. The CH Bank/CHFI is directed to authenticate and verify about the veracity of the details given herein.

10. 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.

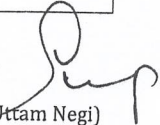


SCHEDULE OF PROPERTY

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.
The leasehold rights of properties (i) Plot no. A and A' admeasuring 4.21 acres in Seoni Urban Industrial Area, Seoni, M.P. and (ii) Plot nos. Part of A', B and portion of plot no. 'B' admeasuring 4.50 acre.	Not known	Not known	Not known

(details of property as per RC is leasehold right of property bearing 'all those pieces and parcels of lease hold lands containing by measurement 8.71 acres or thereabouts covered by plot nos. A, A', B and B' situated in Seoni Urban Industrial Estate, District Seoni, M.P').			
--	--	--	--

Given under my hand and seal on 26.11.2024.


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




19/12/24
SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI