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DRT-II, Delhi



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

**E-AUCTION SALE NOTICE**

Dated: 11.09.2017

R. C. No.39/2011

*HUDCO Vs. Maharaji Educational Trust*

**"ORDER"**

As per my order dated 11.09.2017, the under mentioned property will be sold by public e-auction on 06.10.2017 in the said Recovery Certificate:-

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

Date and Time of Auction: 06.10.2017 between 11.00 am and 12.00 noon  
(With extensions of 5 minutes duration after 12 noon, if required)

**DESCRIPTION OF PROPERTY**

Land measuring 43.54 acre situated at NH-24 in Village Akbarpur, Behrampur, Mirzapur, Pargna Loni, District-Ghaziabad, (UP)  
(The detailed description of the mortgage property is given in the schedule of the property mentioned at para 19 below)

Reserve Price: Rs.317.14 Crores (Rupees Three Hundred Seventeen Crores and Fourteen Lacs Only)

Earnest Money Deposit (EMD): Rs.32.00 Crores (Rupees Thirty Two Crores).

**TERMS AND CONDITIONS**

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

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. 39/2011" or through NEFT/RTGS to the following account - HUDCO Ltd. at Axis Bank Ltd. Barakhamba Road, New Delhi, Account No. 007010200039181, IFSC Code UTIB0000007. 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, and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, must reach the Office of the Recovery Officer-II, DRT-II, Delhi latest by 04.10.2017 before 4.00 PM. In the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. 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. 39/2011".
4. The property is also been sold on "as is where is basis" & "as is what is basis".
5. The property is being sold in compliance of the Hon'ble Supreme Court's orders dated 08.05.2017 in Civil Appeal Nos. 6463-65 OF 2017 (Arising out of SLP (C) Nos.9068-70/2017) titled as Maharaji Educational Trust Vs Housing and Urban Development Corporation Ltd. (HUDCO) & Ors., Order dated 12.05.2017 in SLP (C) Nos. 5425/2017 titled as SGS Constructions And Developers P. Ltd. Vs Housing and Urban Development Corporation Ltd. (HUDCO) & Ors. and further order dated 28.08.2017 in MA No. 293-295 of 2017 in CAD in No (s). 6464/2017.
6. The bidders are advised to go through the portal <https://www.bankeauctions.com> for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-



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11 SEP 2017  
REGISTRAR  
Debts Recovery Tribunal-II  
DELHI

11/9/2017

auction sale proceedings and/or contact Sh. Ranbir Singh, Joint-GM (Law), HUDCO, RO-NCR, 5<sup>TH</sup> FLOOR, HUDCO HOUSE, LODHI ROAD, NEW DELHI-110003, Mobile No. 9998023477, Telephone No., 011-24308653.

7. 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., Udyog Vihar, Phase-II, Gulf Petrochem Building No. 301, Gurgaon, Haryana-122015, Support Helpline Nos. 124-4302020/21/22/23/24, 7291981124/1125/1126, Sales Person- Sh. Vinod Chauhan, Mobile No. 9813887931, E-mail id: support@bankeauctions.com Sales-Enquiries: sales@bankeauctions.com, 7291981129.
8. The interested bidders may avail online training on e-auction, after deposit of EMD, from M/s. C-1 India Pvt. Ltd., Udyog Vihar, Phase-II, Gulf Petrochem Building No. 301, Gurgaon, Haryana-122015, Support Helpline Nos. 124-4302020/21/22/23/24, 7291981124/1125/1126, Sales Person- Sh. Vinod Chauhan, Mobile No. 9813887931, E-mail id: support@bankeauctions.com Sales-Enquiries: sales@bankeauctions.com, 7291981129.
9. The prospective buyer may inspect the site on 25.09.2017 & 26.09.2017 from 11.00 AM to 04.00 PM (Sh. Ranbir Singh, Mobile No. 9998023477 Telephone No., 011-24308653 may contacted for inspection).
10. 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.
11. The interested bidders, who have submitted their bids not below the reserve price by 04.10.2017 before 4.00 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 06.10.2017. 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.
12. The bidders shall improve their offer in multiples of Rs.25,00,000/- (Rupees Twenty Five Lacs Only)
13. The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-II, DRT-II, Delhi/CHFI i.e., Housing and Urban Development Corporation Ltd. (HUDCO), immediately on closure of the e-auction sale proceedings.
14. The Successful / highest bidder shall have to prepare Demand Draft/Pay Order for 25% of the bid/sale amount, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 39/2011 by next bank working day i.e. by 04.00 PM with this Tribunal.
15. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 39/2011, 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.
16. CHFI 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.
17. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
18. CHFI is directed to confirm the publication of advertisement in the Newspapers and original proofs of the publication be filed before next date of hearing.
19. 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



*[Handwritten signature]*  
11/09/2017

VILLAGE	KHASRA NO.	AREA IN HECTARES		on its nature and value.
AKBARPUR, BEHRAMPUR PARGANA LONI, DISTT. GHAZIABAD U.P.	1	0.164	Not known	This E-auction is being held in terms of orders passed by the Hon'ble Supreme Court mentioned at para 5 above
	2	0.316		
	3	0.367		
	4	0.322		
	5	0.911		
	6	0.158		
	7	0.701		
	8	0.797		
	9	0.253		
	10	0.594		
	11	0.266		
	12	0.051		
	14	0.025		
	15	0.316		
	19P	0.103		
	21P	0.246		
	23	0.228		
	29P	0.606		
	30P	0.802		
	31P	0.22		
	32P	0.256		
	33P	0.176		
	113P	0.06		
114P	0.056			
115P	0.09			
116P	0.278			
117P	0.24			
120P	0.304			
121P	0.402			
123	0.139			
VILLAGE MIRZAPUR PARGANA LONI, DISTT. GHAZIABAD (U.P.)	125	0.405		
	126	0.48		
	127	0.885		
	128	0.594		
	129	1.02		
	130	0.443		
	131	0.164		
	132	0.936		
	133	0.322		
	134	0.43		
	135	0.622		
	136	0.291		
	137	0.082		
	138	0.594		
	140	0.19		
	141P	0.432		
	142	0.001		
151	0.228			
166P	0.025			
AREA IN HECTARE		17.612		
AREA IN ACRES		43.54		

Matter be listed on 18.09.2017 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.

(Awinash Chandra)  
Recovery Officer-II  
DRT-II, Delhi

18/9/2017

