

Copy
Date of Preparation

Date of Delivery

DRT-II, Delhi



OFFICE OF THE RECOVERY OFFICER – II
DEBTS RECOVERY TRIBUNAL – II, DELHI
4TH 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-



CERTIFIED TRUE COPY
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, 5TH 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]
11/07/2017

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		

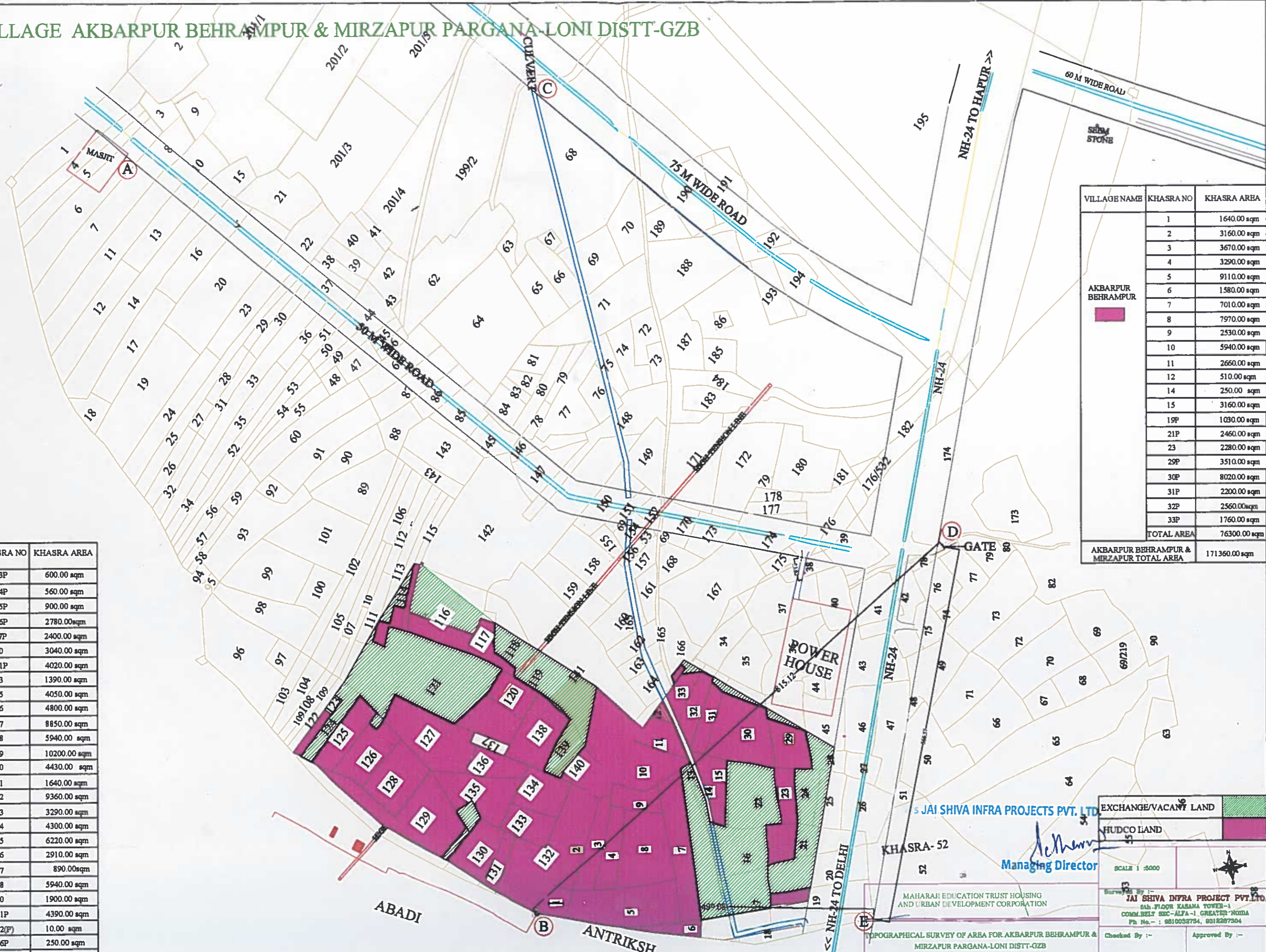
Matter be listed on 18.09.2017 for filing affidavit of service of E-auction sale notice with proofs of service (including track results qua speed post and courier) and dasti, original proofs of publication in newspapers and wider publicity including website for the purpose of e-auction.

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

11/9/2017



VILLAGE AKBARPUR BEHRAMPUR & MIRZAPUR PARGANA-LONI DISTT-GZB



VILLAGE NAME	KHASRA NO	KHASRA AREA
AKBARPUR BEHRAMPUR	1	1640.00 sqm
	2	3160.00 sqm
	3	3670.00 sqm
	4	3290.00 sqm
	5	9110.00 sqm
	6	1580.00 sqm
	7	7010.00 sqm
	8	7970.00 sqm
	9	2530.00 sqm
	10	5940.00 sqm
	11	2660.00 sqm
	12	510.00 sqm
	14	250.00 sqm
	15	3160.00 sqm
	19P	1030.00 sqm
	21P	2460.00 sqm
	23	2280.00 sqm
	29P	3510.00 sqm
	30P	8020.00 sqm
	31P	2200.00 sqm
	32P	2560.00 sqm
33P	1760.00 sqm	
TOTAL AREA		76300.00 sqm
AKBARPUR BEHRAMPUR & MIRZAPUR TOTAL AREA		171360.00 sqm

VILLAGE NAME	KHASRA NO	KHASRA AREA	
MIRZAPUR	113P	600.00 sqm	
	114P	560.00 sqm	
	115P	900.00 sqm	
	116P	2780.00 sqm	
	117P	2400.00 sqm	
	120	3040.00 sqm	
	121P	4020.00 sqm	
	123	1390.00 sqm	
	125	4050.00 sqm	
	126	4800.00 sqm	
	127	8850.00 sqm	
	128	5940.00 sqm	
	129	10200.00 sqm	
	130	4430.00 sqm	
	131	1640.00 sqm	
	132	9360.00 sqm	
	133	3290.00 sqm	
	134	4300.00 sqm	
	135	6220.00 sqm	
	136	2910.00 sqm	
	137	890.00 sqm	
	138	5940.00 sqm	
	140	1900.00 sqm	
	141P	4390.00 sqm	
	142(P)	10.00 sqm	
	166P	250.00 sqm	
	TOTAL AREA		95060.00 sqm

EXCHANGE/VACANT LAND

HUDCO LAND

SCALE 1 : 5000

Managing Director

MAHARAJI EDUCATION TRUST HOUSING AND URBAN DEVELOPMENT CORPORATION

JAI SHIVA INFRA PROJECTS PVT. LTD.

8th FLOOR KASANA TOWER-1
COMM. BLDG SEC-ALFA-1 GREATER Noida
Ph No. :- 9810032734, 9818297304

Checked By :- Approved By :-

TOPOGRAPHICAL SURVEY OF AREA FOR AKBARPUR BEHRAMPUR & MIRZAPUR PARGANA-LONI DISTT-GZB



Ref.....

Date.....

JSIPL/CL/2017-18/057

29.09.2017

सेवामें

उप जिलाधिकारी(सदर)
गाजियाबाद।

विषय:- आपके पत्र संख्या मीमो/एस0टी0-एस0डी0एम0/गाजि0-2017 दिनांक 24.09.2017 के अनुपालन में महाराजी एजुकेशन ट्रस्ट बनाम हाउसिंग एण्ड अर्बन डेवलेपमेन्ट कॉर्पोरेशन लि0 की ग्राम अकबरपुर बहरामपुर एवं मिर्जापुर की भूमि का टोटल स्टेशन द्वारा सर्वे एवं सीमांकन कराने के सम्बन्ध में।

महोदय

उपरोक्त संदर्भ में अवगत कराना है कि साइट पर आपके निर्देशों के क्रम में सर्वे कार्य शुरू करा दिया गया था परन्तु साइट पर कोई भी स्थायी बिन्दु या कुआ सीमा पत्थर आदि नहीं मिल पा रहे हैं। लगातार 5 दिनों से राजस्व विभाग के लेखपाल महोदय के द्वारा जो सम्भावित बिन्दु दर्शाये गये हैं। उनके द्वारा खसरा मानचित्रों की सीमाएं नहीं मिल पा रही हैं। उन्हीं बिन्दुओं को आधार मान कर माननीय न्यायालय के आदेशों के अनुपालन में उपलब्ध करायी गयी सूची के अनुसार साइट पर सीमांकन का कार्य करा दिया गया है। परन्तु इसमें त्रुटि की सम्भावना है।

उपलब्ध करायी गयी सूची में अंकित खसरा संख्याओं का उचित सीमांकन न हो पाने के मुख्य कारण यह है कि मौके पर शजरे के मुताबिक मेंड न होना मौके पर विकास कार्य हो जाना एवं सीमाद्योतक चिन्हों का विलुप्त हो जाना है।

उपरोक्त क्रम में निवेदन करना है कि आप यदि इस कार्य की माप हेतु D.G.P.S. द्वारा सर्वे की अनुमति देना चाहे तो 8-10 किलोमीटर दूर भी कोई स्थायी बिन्दु दर्शाया जाय तो उसको Global Coordinates (निर्देशांक) द्वारा D.G.P.S. से उसको जोड़कर सम्बन्धित भूमि की माप अधिक शुद्धता से की जा सकेगी। इस प्रक्रिया हेतु सीमांकन कार्य पूर्ण करने में एक सप्ताह का अतिरिक्त समय लगेगा। अतः उस स्थिति में उपरोक्त समय एवं D.G.P.S. से करने हेतु निर्देश देने का कष्ट करें।

सादर !

भवदीय

मै0 जय शिवा इन्फ्रा प्रोजेक्ट्स प्रा0 लि0

प्रबंधक निदेशक

प्रेषक,

उपजिलाधिकारी,
गाजियाबाद।

सेवा में,

रीजनल आफिसर,
हाउसिंग एण्ड अर्बन डेवलपमेन्ट कॉर्पोरेशन लि०,
क्षेत्रीय कार्यालय एन०सी०आर० हडको हाउस,
पंचम तल, लोधी रोड, नई दिल्ली-110003

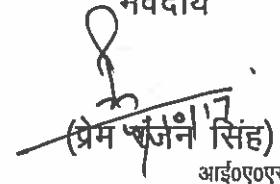
पत्र संख्या 4320 / एस०टी०-एस०डी०एम० / गाजि० दिनांक 5, अक्टूबर, 2017
विषय :- मा० सर्वोच्च न्यायालय में योजित एम०ए०-293-295/2017 व सी०ए०-6484/
2017 माहराजी एजुकेशनल ट्रस्ट बनाम हाउसिंग एण्ड अर्बन डेवलपमेन्ट
कॉर्पोरेशन लि० व अन्य में पारित आदेश दिनांक 20-9-2017 के अनुपालन के
सम्बन्ध में।

कृपया उपरोक्त विषयक मा० सर्वोच्च न्यायालय के आदेश दिनांक 20-9-2017 तथा आपके पत्र दिनांक 22-9-2017 के समादर में टोटल सर्वे हेतु अधिकृत संस्था से निर्दिष्ट खसरा संख्याओं का सीमांकन कराया गया। सीमांकन के उपरान्त टोटल स्टेशन सर्वे के माध्यम से सीमांकन करने वाली संस्था जय शिवा इन्फ्रा प्रोजेक्ट प्रा०लि० की रिपोर्ट व सर्वे उपरान्त तैयार किया गया नक्शा मूलरूप में इस पत्र के साथ संलग्न है। उक्त संस्था ने सीमांकन की शत-प्रतिशत शुद्धता के लिए डी०जी०पी०एस० के माध्यम से सर्वे (सीमांकन) कराये जाने का परामर्श दिया है।

कृपया उपर्युक्त के सम्बन्ध में यथोचित निर्णय लेने का कष्ट करें।

संलग्न :- उपरोक्तानुसार मूलरूप में।

भवदीय


(प्रेम सिंह)
आई०ए०एस०

ज्वाइंट मजिस्ट्रेट / उप जिलाधिकारी,
गाजियाबाद।