

DASTI COPY
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: 21.05.2024

T.R.C. No.82/2022

INTERNATIONAL ASSET RECONSTRUCTION CO. PVT. LTD.

V/S

M/S POOJA CREATIONS.

" O R D E R "

As per my order dated 21.05.2024, the under mentioned property will be sold by public e-auction sale on 24.07.2024 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website www.auctiontiger.net

Date and Time of Auction: 24.07.2024 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04:00 PM, if required)

DESCRIPTION OF PROPERTY

Lot No.	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1.	Entire Ground Floor of property bearing no. RZ-85A, Old No. 5, Village Dabri, Dabri admeasuring 1720 sq. ft. comprising of (i) shop at left hand side (ii) shop at right hand side (iii) residential unit at rear side as single lot	1,19,00,000/-	11,90,000/-
If no bid is received for aforesaid single lot, the property will be sold as independent units as follows:-			
1 (i)	Shop at left hand side	47,60,000/-	4,76,000/-
1 (ii)	Shop at right hand side	37,40,000/-	3,74,000/-
1(iii)	Rear residential unit	34,00,000/-	3,40,000/-

TERMS AND CONDITIONS

- The auction sale will be "online through e-auction" through website portal: www.auctiontiger.net.
- The EMD shall be paid **either through Demand Draft/Pay Order** in favour of the "Recovery Officer-II, DRT-II, Delhi-A/c T.R.C. No. 82/2022". The said Demand Draft/Pay Order 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 22.07.2024 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.
- 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.82/2022",
- The property is being sold on "as is where is basis" & "as is what is basis".
- The bidders are advised to go through the portal www.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 **Sh. Siddharth Shah, Vice President of CHFI, Mobile No. 9930275527 Email ID: siddharth@iarc.co.in**.
- 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. E-procurement Technologies Limited- Auction Tiger, B-704, Wall Sheet - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) Contact Person: Mr. Praveen Kumar Thevar, Contact No. 9722778828 Email ID: praveen.thevar@auctiontiger.net, http://drt.auctiontiger.net**.



[Signature]

7. The interested bidders may avail online training on e-auction, after deposit of EMD, from **M/s. E-procurement Technologies Limited- Auction Tiger, B-704, Wall Sheet - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) Contact Person: Mr. Praveen Kumar Thevar, Contact No. 9722778828 Email ID: praveen.thevar@auctiontiger.net, http://drt.auctiontiger.net**
8. The prospective buyer may inspect the site on **13.06.2024 and 14.06.2024 from 10.30 AM to 12.30 PM**.
9. Only those bidders holding valid user ID & Password and confirmed payment of EMD through demand draft/pay order 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 **22.07.2024 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 **03.00 PM to 04.00 PM on 24.07.2024**. 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 Lac Only)**.
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi**, 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, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No. 82/2022 by **next bank working day i.e. by 04.00 PM** with this Tribunal.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No. 82/2022, 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.
15. 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.
16. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
17. 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.
18. 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

Lot No.	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.
1.	Entire Ground Floor of property bearing no. RZ-85A, Old No. 5, Village Dabri, Dabri admeasuring 1720 sq. ft. comprising of (i) shop at left hand side (ii) shop at right hand side (iii) residential unit at rear side as single lot	Not known	TSA No. 217/2022 titled as Smt Asha Rani Chauhan Vs IARC Pvt. Ltd. & Ors. pending before DRT-I New Delhi TSA No.234/2022 UBI Vs IARC/ Ravinder Chauhan/ Asha Rani Chauhan	

Matter be listed on **03.07.2024** 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.

SOIAR/REGISTRAR
Debts Recovery Tribunal-II
DELHI

(Dattatreya Bajpayee)
Recovery Officer-II
DRT-II, Delhi

DASTI COPY
DRT-II, DELHI

OFFICE OF THE RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL-II, DELHI

Item No. 14

TRC/82/2022 OA/561/2016 (DELHI DRT I)	IARC CO. PVT.LTD	M/S POOJA CREATIONS
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Dated : 21.05.2024
Present : Sh. Kuldeep Kumar, Counsel for the CHFI.

Hearing in the present case has been conducted through video conference today.

Counsel for the CHFI has submitted that the sale proclamation notice issued on 30.04.2024 could not be served as the name of the AR appearing on the sale notice has left the CHFI. He has furnished the details of the new incumbent to the registry and has requested for issuance of a fresh sale proclamation.

Request allowed.

Directions

1. Let the property being Entire Ground Floor of property bearing no. 21190 RZ-85A, Old No. 5, Village Dbari, Dabri admeasuring 1720 sq. ft. comprising of (i) shop at left hand side (ii) shop at right hand side (iii) residential unit at rear side as single lot be put on sale through E-auction and sale proclamation qua the same be issued at reserve price of Rs.1,19,00,000/-.
2. CH bank is directed to serve the same through all modes prescribed under Second Schedule of the Income Tax Act, 1961 and file service report on or before the next date of hearing. The CH Bank is also directed to serve sale proclamation notice upon the concerned e-auction service provider well in time.
3. The detailed order of E-auction be seen on the separate order-sheet.
4. CH Bank is also directed to file on affidavit memo of cost giving details of all expenses incurred in connection with the auction including publication of advertisement after completion of auction proceedings.

Let the matter be listed on 03.07.2024.

(Dattatrey Bajpayee)
Recovery Officer-II
DRT-II, Delhi

SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI





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

DASTI COPY
DRT-II, DELHI

SALE PROCLAMATION

T.R.C. No. 82/2022

INTERNATIONAL ASSET RECONSTRUCTION CO. PVT. LTD.

V/S

M/S POOJA CREATIONS

**PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE
INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY
ACT, 1993**

- CD#1 M/s Pooja Creations
(A Proprietary Firm of CD#2)
Mr. Ravinder Singh Chauhan
P-72, Chankya Place, Uttam Nagar,
New Delhi-110045.
- CD#2 Sh. Ravinder Singh Chauhan
S/o Late Sh. Kanshi Ram
(Proprietor of M/s Pooja Creations)
RZ-85-A, (Old No. 5) Dabri Extension
New Delhi-110045.
- CD#3 Sh. Gaurav Chauhan
S/o Rajinder Singh Chauhan
RZ-85-A, (Old No. 5) Dabri Extension
Main Road to Dwarka
New Delhi-110045.

Whereas as per Transfer Recovery Certificate No. 82/2022 dated 09.04.2019 drawn by the Presiding Officer, Debts Recovery Tribunal-I mentioning a sum of **Rs.3,45,90,648/- (Rs. Three Crores Forty Five Lacs Ninety Thousand Six Hundred Forty Eight only)** has become due from you as per the ibid Recovery Certificate drawn in OA No. 561/2016 by the Presiding Officer, Debts Recovery Tribunal - I, Delhi. The applicant is entitled to recover a sum of **Rs.3,44,40,648/- (Rs. Three Crores Forty Four Lacs Forty Thousand Six Hundred Forty Eight Only)** from the CDs jointly and / or severally with pendente lite future interest @ 13% p.a. from 19.08.2016 onwards until recovery for Rs.1,50,000/-.

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 M/s. E-procurement Technologies Limited- Auction Tiger, B-704, Wall Sheet - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) Contact Person: Mr. Praveen Kumar Thevar, Contact No. 9722778828 Email ID: praveen.thevar@auctiontiger.net, <http://drt.auctiontiger.net> on 24.07.2024 between 03.00 p.m. to 04.00 p.m. with extensions of 5 minutes duration after 04:00 PM, 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.

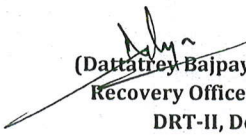
7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-




SCHEDULE OF PROPERTY

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Given under my hand and seal on **21.05.2024**.


(Dattatray Bajpayee)
Recovery Officer-II,
DRT-II, Delhi




SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI