

PROCLAMATION OF SALE
OFFICE OF THE RECOVERY OFFICER-I,
DEBTS RECOVERY TRIBUNAL- I, MUMBAI

2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005

DATED :-25.06.2024**R. P. No. 29 of 2014****PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961**
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS AT , 1993**MAHARASHTRA STATE FINANCIAL CORPORATION**

.....Certificate Holders

Versus

.....Certificate Debtors

M/S. RAJESHREE PRINTING INKS AND ORS**CD No.1. M/s/ Rajeshree Printing Inks. 6-B, Nalanda Niketan, Dutta Mandir Road, Malad East, Mumbai-400057. And**
Factory at Plot No.17, Mauje Khupri, Tal. W- da, District Thane.**CD No.2. Mr. Rajendra A. Rajeshree, Flat No. 403/A/E/2, Highway Park CHSL, Western Express Highway, Thakur**
Complex Kandivali East, Mumbai-400101.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Original Application No.161 of 2012 for Recovery of 2,60,17,472.00/- (Rupees Two Crore Sixty Lacs Seventeen Thousand Four Hundred Seventy Two Only) with interest and cost from the Certificate debtors and a sum of Rs. 6,28,42,531.00/- (Rupees Six Crore Twenty Eight lacs Forty Two thousand Five Hundred and Thirty One only) recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And Whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said Certificate.

And Whereas a sum of Rs. 6,33,33,655.00/- (Rupees Six Crore Thirty Three lacs Thirty Three thousand Six Hundred and Fifty Five only) as on 17/03/2023 inclusive of cost and interest thereon is due and payable.

1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 30/07/2024 between 02.00 PM to 04.00 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. C-1 India Pvt. Ltd. Gurugaon <https://www.bankeauction.com> and the email-id's are gujarat@c1india.com and support@bankeauction.com Contact Number of e-auction agency 0124-4302000 Mr. Haresh Gowda Contact No.9594597555. For further details contact The Bank Officer Mr. Kundan C. Patil, Senior Officer Contact No.(M) - +91-9869268848.
2. The sale will be of the property of the Defendants 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.
3. 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.
4. 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.
5. 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, misstatement or omission on the proclamation.
6. The assets shall be auctioned as per the following details:-

Description of the property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
Flat No. 403 in building-2, A-wing, Highway Park CHS Ltd. Western Express Highway, Thakur Complex, Kandivali East, Mumbai-400101) comprised survey No.56(part), 60, 61 Land 63 Hissa No.5 (part) within the village Poiser, Tal- Borivali, the limits of Mumbai Municipal Corporation in Urban area, Taluka and Registration Sub-District Mumbai Suburban, District and Registration District Mumbai	22/07/2024	Rs. 62,00,000/-	Rs. 6,20,000/-	2,00,000/-

It shall be in the discretion of the undersigned to

proclamation.

6. The assets shall be auctioned as per the following details:-

Description of the property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
Flat No. 403 in building-2, A-wing, Highway Park CHS Ltd. Western Express Highway, Thakur Complex, Kandivali East, Mumbai-400101) comprised survey No.56(part), 60, 61 Land 63 Hissa No.5 (part) within the village Poiser, Tal- Borivali, the limits of Mumbai Municipal Corporation in Urban area, Taluka and Registration Sub-District Mumbai Suburban, District and Registration District Mumbai	22/07/2024	Rs. 62,00,000/-	Rs. 6,20,000/-	2,00,000/-

7. 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.
8. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD is payable by way of RTGS/NEFT in the Account No. 3864003171160, in the name of Punjab National Bank, Vashi, Sector 19C, Central Facility Building No. 2 - 400 703, Vashi. IFSC Code No: PUNB0386400 of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/ details is 25/07/2024 by 4.30 p.m. The Physical inspection of the immovable property mentioned herein below may be taken on 22/07/2024 between 11.00 a.m. and 4:30 p.m. at the property site.
9. 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 file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date.
10. Physical copy of the originally signed Auctioned Bid Form along with KYC Documents i.e. Pan Card, Address proof and identity proof, Email ID, Mobile Number and declaration shall be submitted before the recovery officer-I, Debt Recovery Tribunal-1, Mumbai in sealed cover on or before 25/07/2024 up to 4.30 pm failing which bid shall be rejected.
11. 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 said account as per detail mentioned in para 4 above.
12. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para no.4 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer, DRT-I @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-I, Mumbai.
13. 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.
14. The refund of EMD to the unsuccessful bidder(s), at the close of auction, shall be made only in the account number mentioned by such bidder by the concerned bank.
15. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT'S BASIS".
16. 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.

Sr No	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 up on 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	Flat No. 403 in building-2, A-wing, Highway Park CHS Ltd. Western Express Highway, Thakur Complex, Kandivali East, Mumbai-400101) comprised survey No.56(part), 60, 61 Land 63 Hissa No.5 (part) within the village Poiser, Tal- Borivali, the limits of Mumbai Municipal Corporation in Urban area, Taluka and Registration Sub- District Mumbai Suburban, District and Registration District Mumbai	Not Available	Not Known	Not Known

Given under my hand and seal of this 25th day of June, 2024



Sd/-
Ajeet Tripathi
Recovery Officer-I
DRT-I, Mumbai