

FILE / DASTI COPY  
1. Date of Order 21/11/23  
2. Date on which paid 25/11/23  
3. Date of Delivery/Dispatch 25/11/23



REGD A/D/ DASTI/AFFIXATION/BEAT OF DRUM  
OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-  
I, DELHI, 4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT  
STREET, NEW DELHI – 110001.

**SALE PROCLAMATION**

T.R.C. NO. 334/ 2022 (R. C. No 38/2015)  
M/S PEGASUS ASSET RECONSTRUCTION PVT. LTD  
VS  
UNIVERSAL ORNAMENTS AND ORS

**PROCLAMATION OF SALE UNDER RULE 38, 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.**

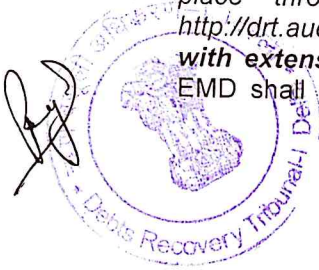
(CD1) UNIVERSAL ORNAMENTS  
SOLE PROPRIETORSHIP FIRM  
HAVING ITS OFFICE AT W-87, ANUPAM GARDENS, SAINIK FARMS, NEW  
DELHI.

CD 2 SHRI RAM CHAUHAN  
SOLE PROPRIETOR OF M/S UNIVERSAL ORNAMENTS, S/O OF SHRI SHER  
SINGH CHAUHAN , W-87, ANUPAM GARDENS, SAINIK FARMS, NEW  
DELHI.

CD 3 SHRI SHER SINGH CHAUHAN  
S/O SHRI HIRA LAL , R/O W-87, ANUPAM GARDENS, SAINIK FARMS, NEW  
DELHI.

Whereas Recovery Certificate No. **T.R.C. NO. 334/ 2022 (R. C. No 38/2015)** drawn by the Presiding Officer, Debts Recovery Tribunal-III for the recovery of a sum of Rs. an amount of **Rs 19,03,02,880/-** along with pendentlite and future interest has become due against you (Jointly and severally/ Fully/Limited) and from the Certificate Debtors together with costs and charges as per recovery certificate And transferred to DRT I **T.R.C. NO. 334/ 2022 (R. C. No 38/2015)**

1. Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic Bidding" through the website <http://drt.auctiontiger.net> on **24.11.2023 between 12.00 pm and 01.00 pm with extensions of 10 minutes duration after 01.00pm, if required.** The EMD shall be paid through Demand Draft/Pay Order in favor of Recovery



Officer, DRT-I, Delhi-A/c (T.R.C. NO. 334/ 2022 (R. C. No 38/2015)) along with 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 to the Office of the Recovery Officer, DRT-I, Delhi latest by 21.11.2023 before 5.00 PM in AUCTION BID FORM as enclosed.

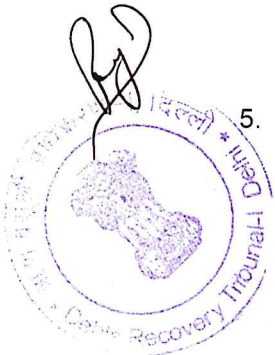
2.

Sr. No	Description of property	Reserve Price	EMD
1.	property bearing no. 98/305, share which comes to 4 Kanal and 18 marla of the land comprised in khata/khatoni no. 131, 134, 135, RECT no. 39, kila no. 11 (8-0), 12/1 (7-5) totalling 15 kanal and 5 marla situated within revenue state of village deeg, Tehsil Ballabhgarh, Distt. Faridabad, Haryana.	Rs.47,28,000/	5 Lakh

3. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.  
The envelope containing EMD should be super-scribed "T.R.C. NO. 334/ 2022 (R. C. No 38/2015)" along with the details of the sender i.e. address, e-mail ID and Mobile Number etc.

4. Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction from M/s, C 1 India Pvt. Ltd, Udyog Vihar, Phase 2, Building No. 301, Gurgaon, Haryana ( India) Tel. 91 7291981124/25/26, contact person Sh Vinod Chauhan, Mobile No. 9813887931, e mail support @bankeauctions.com, website https://www.bankeauctions.com.

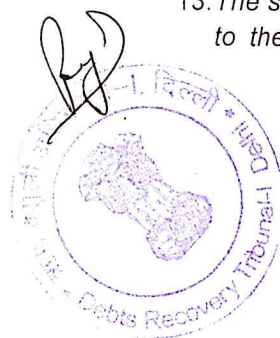
5. Details of concerned bank officers/Helpline numbers etc. are as under:-





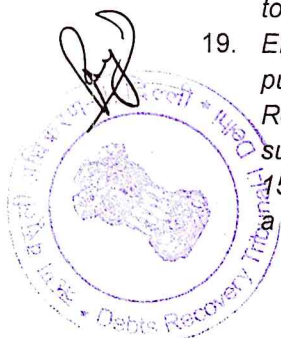
<b>Name &amp; Designation</b>	<b>Email &amp; Phone Nos.</b>
<b>Mr RAMA KANT PANDEY</b>	<b>ramakant@peagasus-arc.com</b> <b>Mobile No. 9087788888</b>

6. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition. Intending bidders are advised to peruse copies of title deeds available with the Bank and also check the identity and correctness of the property details, encumbrances, etc.
7. The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.
8. 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.
9. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT- I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, shall immediately contact the Recovery Officer, DRT-I, Delhi/ Registry, DRT- I, Delhi or the Bank.
10. The sale will be of the property of the above named CDs 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.
11. 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.
12. 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.
13. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the



further following conditions: 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.

14. The amount by which the biddings are to be increased shall in multiple of Rs. 1, 00, 000 (Rs. One Lac only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
15. The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. 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.
16. Successful/ highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favoring Recovery Officer, DRT-I, Delhi, A/C . (T.R.C. NO. 334/ 2022 (R. C. No 38/2015)) next working days after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.
17. The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer, DRT-I, Delhi A/C (T.R.C. NO. 334/ 2022 (R. C. No 38/2015)) the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale 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 along with the poundage fee @ 2% upto Rs 1,000 and @ 1% on the excess of such gross amount over Rs 1000/- in favor of Registrar, DRT-I Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)
18. In case of default of payment within the prescribed period, the property shall be resold, 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.
19. EMD and subsequent demand drafts payable by such successful auction purchaser is to be collected by the Authorized Officer of CH Bank from the Registry, DRT-I, Delhi who will be responsible for keep the EMD of such successful bidder and remaining amount payable for such sale payable within 15 days in FDR form for a period of 45 days initially, in auto renewal mode and a copy of such FDRs is also to be filed before this forum for records. Bank





shall be responsible for loss of interest (if, any) on failure in collecting and depositing the amount paid. On confirmation of sale by this forum interest on EMD and subsequent payment of such sale shall accrue in the RC account and any claim by such successful auction purchaser for such interest on bid amount/EMD shall not be entertained.

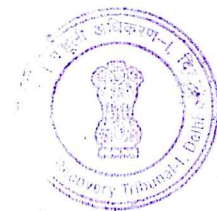
**SCHEDULE OF PROPERTY**

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners.	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.
	property bearing no. 98/305, share which comes to 4 Kanal and 18 marla of the land comprised in khata/khatoni no. 131, 134, 135, RECT no. 39, kila no. 11 (8-0), 12/1 (7-5) totalling 15 kanal and 5 marla situated within revenue state of village deeg, Tehsil Ballabhgarh, Distt. Faridabad, Haryana.	No information received		

*Given under my hand and seal on 19.09.2023*



(Rajesh Kumar)  
Recovery Officer-I  
DRT-I, Delhi



Certified True Copy

*[Signature]*  
Sd/- Asstt. Registrar/Registrar  
DRT-I DELHI

**AUCTION BID FORM (T.R.C. NO. 334/ 2022 (R. C. No 38/2015)**

(Read the terms and conditions of sale carefully before filling-up and submitting the bid)

1	Name(s) of Bidder (in Capital):	
2	Father's/Husband's Name:	
3	Postal Address of Bidder(s):	
4	Phone/Cell Number:	
5	E-mail ID:	
6	Bank Account No., ,	
7	Bank & Branch Name	
8	D.D.No.. Date :	
9	Date of submission of bid:	
10	PAN Number:	
<p>I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them. I also undertake to improve my bid by at least one bid incremental value notified in the sale notice if I am the sole successful-bidder.</p>		

(Signature of the Bidder)

FREE / DASTI COPY  
1. Date of Order 31.8/23  
2. Date on which prepared 29.9/23  
3. Date of Delivery/Dispatch 29.9/23

**REGD A/D D/ DASTI/AFFIXATION/BEAT OF DRUM**



**OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-**

**I, DELHI,**

**4<sup>th</sup> FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET,  
NEW DELHI – 110001.**

**T.R.C. NO. 334/ 2022 (R. C. No 38/2015)  
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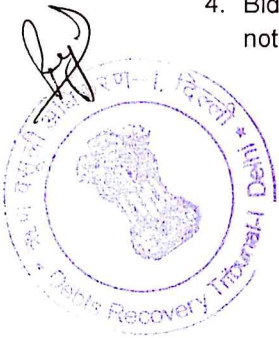
As per my order dated 31.08.2023 the under mentioned property will be sold by public e-auction on 24.11.2023 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website  
website [https:// www.bankeauctions.com](https://www.bankeauctions.com)

Date and Time of Auction: on 24.11.2023 between 12.00 pm and 01.00 pm  
(with extensions of 10 minutes duration after 01.00 PM, if required.

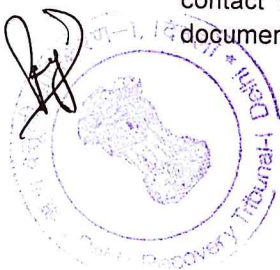
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1. All conditions of sale shall be governed by the provisions of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 read with the Second & the Third Schedules to the Income Tax Act, 1961 and the Income Tax (Certificate Proceedings) Rules 1962 and also guided by the Information Technology Act 2000 as amended from time to time.
2. Property is sold on "as is and where is /on what it is/ no compliant basis".
3. Property can be inspected on the date(s) given in the public sale notice/tender document.
4. Bids shall be submitted online before the last date and time given in the sale notice/tender document.





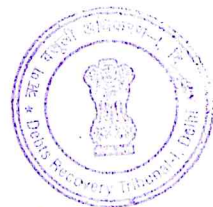
5. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document.
6. The e-Auction shall commence strictly at the scheduled time and above the highest quotation received. Auction/Bidding time will initially be for a period of one hour and the closing time of the auction is system controlled; the time will get automatically extended by ten minutes if any bid is received during the last ten minutes, i.e. while active bid is in process and kept open till the auction-sale concludes.
7. Highest bid will be provisionally accepted on "subject-to-approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed in his/her favor.
8. Intimation will be sent to the highest bidder through e-mail. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Tribunal/Bank. Non-receipt of intimation should not be an excuse for default/non-payment.
9. Default of payment of bid amounts or the Poundage fee within the stipulated time shall render automatic cancellation of sale without any notice and the EMD, after defraying the expenses of sale, etc., will be forfeited, at the discretion of the Recovery Officer, either in full or part.
10. The sale held in favor of the successful bidder, in normal circumstances, will be confirmed, on compliance of all terms and conditions of sale, on the expiry of 30 days from the date of auction sale.
11. No request for cancellation of sale or return of deposit either in part or full, will be entertained.
12. The sale attracts Stamp Duty, Registration Charges, etc. as per relevant laws.
13. Sale Certificate will be issued only in the name/names of the bidders whose name/names are mentioned in the bid form.
14. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
15. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
16. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT- I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer DRT-I, Delhi/or the Bank.
17. Successful bidder/Auction Purchaser, on receipt of order of confirmation, shall contact the Certificate Holding Bank for delivery of title deeds and other documents related to the property.





18. The Bank shall ensure that title deeds and other documents, on confirmation of sale, are forthwith taken delivery from the Tribunal and handed over to the auction-purchaser and complaint of delay, if any, will result in withholding of the amount till such time title deeds are delivered.
19. Delivery of possession of the property sold shall be as per Income Tax (Certificate Proceedings) Rules, 1962.
20. All expenses and incidental charges thereto shall be borne by the auction purchaser.
21. Prospective bidder has to register with the e-auction service provider.
22. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the e-auction service provider will be activated permitting the bidder to login the website of the service provider for bidding.
23. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
24. Bidders are advised to change the password immediately on receipt from the service provider.
25. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/ power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.
26. The e-auction service provider, the officials of the Bank, including their men, agents, servants, etc., facilitating the e-auction sale, shall maintain absolute strict confidentiality of the particulars of the bidders participating in the e-auction sale.
27. The e-auction service provider shall submit to the Recovery Officer, as and when called for, the "The Third Party Audit" certificate as per CVC norms on the software employed and used for the DRT auction-sales.
28. Matter be listed for filing affidavit of service of sale proclamation and for further proceedings on 22.11.2023,

  
(Rajesh Kumar)  
Recovery Officer  
DRT-I, Delhi



Certified True Copy

  
S.O./Asstt. Registrar/Registrar  
DRT-I DELHI

