

DEBTS RECOVERY TRIBUNAL, LUCKNOW

(Area of Jurisdiction, Part of Uttar Pradesh)

600/1, University Road Near Hanuman Setu Mandir Lucknow – 226007

Form No. 13

(Under Rule 38 and 52 (2) of Second Schedule to the Income Tax Act, 1961)

PROCLAMATION OF SALE

DRC No.445/2017

OA No. 122/2013

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

CH/BANK

V/S

M/S S.R MACRO INFRAWELL INDIA PVT LTD & OTHERS

JD/ DEFENDANT

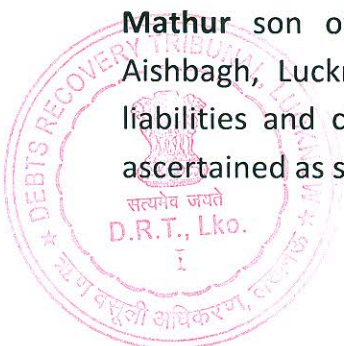
To,

- 1. S R Macro Infrawell India Pvt Ltd.** through its director registered office at HS-1/8, Sector – A, Sitapur Road Scheme, Aliganj Lucknow
Branch Office: 16 Tilak Nagar, Lucknow
- 2. Shri Sanjeev Mathur** son of Shri R.B Mathur (Director) Residing at Tilak Nagar, Aishbagh, Lucknow U.P.
- 3. Shri Praveen Kumar Rai**, son of Shri P.N Rai (Director) Residing at HS-1/8, Sector A Sitapur Road Scheme, Aliganj Lucknow

Whereas, the presiding Officer, Debt Recovery Tribunal Lucknow has drawn up a decree in OA no. 122/2013 Certificate No. 445/2017 dated 19.01.2016 for recovery of the sum of Rs. 101,69,897.89 with pendente lite and future interest @12.00% per annum with monthly rest from the date of filing of original application till full realization is made from the defendants in respect of Credit facilities availed by the defendants, which sum is recoverable together with interest, costs, charges, as per the recovery certificate.

And whereas, the under signed has ordered the sale of the attached property of the Certificate Debtors as mentioned in the schedule here under on "As is where is and whatever it is basis" towards satisfaction of the said Recovery Certificate.

The sale will be of the property of the Defendants / JD No. 2 **Shri Sanjeev Mathur** son of Shri R.B Mathur (Director) Residing at Tilak Nagar, Aishbagh, Lucknow U.P as mentioned in the schedule below and the liabilities and claims attaching to the said property as they have been ascertained as specified in the schedule.



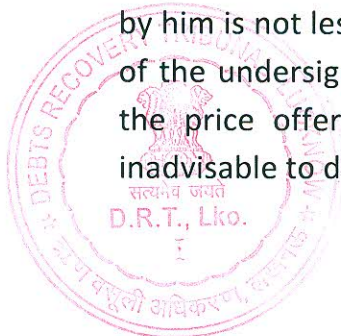
No officer or other person, having any duty to perform in connection with this sale shall however either directly or indirectly bid to acquire or attempt to acquire any interest in the property sold.

Notice is hereby given that in the absence of any order of postponement, the said property shall be sold by the Recovery Inspector/ Advocate Commissioner by E- Auction and bidding shall take place through "On Line Electronic Bidding" through the website <https://drt.auctiontiger.net> on 17-01-2020 between 11:00 Am to 12:00 Noon with extension of 5 minutes after 12 Noon if required.

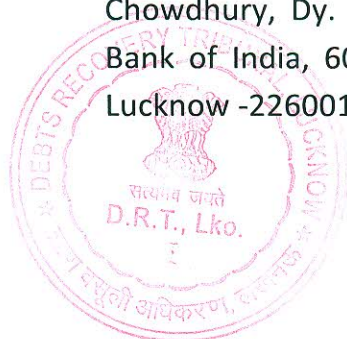
Current Outstanding as on 24/05/2018 is Rs. 1,61,44,029/- (Rupees one crore sixty one lakh forty four thousand twenty nine only) plus interest and other charges w.e.f 25/05/2018

The sale shall be subject to condition prescribed in the second schedule to the Income Tax Act, 1961 and the Rules made there under and to the following conditions:-

1. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned and provided by Sumita Chowdhury, Dy. General Manager of the CH Bank Phone Number 9619525209 the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
2. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the Competent Authority for that purpose and also have an active E Mail ID. It is the sole responsibility of the bidder to obtain the said digital signatures certificate and a computer terminal / system with internet connection to enable him / her to participate in the online bidding. Any issue with regard to Digital Signatures Certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.
3. The reserve price below which the property shall not be sold is as mentioned below in the schedule.
4. The amount by which the bidding is to be increased shall be Rs. 10,000/-
5. The highest bidder shall be declared to be the purchaser of the property mentioned in the schedule provided always that he is legally qualified to bid and provided further that the amount of 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.



6. Each bidder shall deposit earnest money (EMD) @10% of the Reserve price in the form of Bank Draft payable to recovery Officer, Debt Recovery Tribunal Lucknow. The said Demand Draft along with duly filled in E- Auction EMD form should reach through speed post / registered post or by hand to Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow - 226001 on or before 10-01-2020 by 17.00 hours positively (Auction date: 17-01-2020). On receipt of first EMD (10% of the Reserve Price) from the prospective bidder, the CH Bank will intimate in writing to the Recovery Officer on the next office day.
7. The duly filled in E- Auction EMD form (The Form is attached herewith this proclamation of sale) shall be submitted in a sealed cover to Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001 on or before 10-01-2020 by Hours 17.00 such envelop must be super scribed with details of Recovery Proceeding and Name of the person who is bidding last date of submission of bid and the details of the property for which the bid is given.
8. On Receipt of EMD, the bidders shall receive their user ID / Password. Through their E-mail ID to enable them to participate in the E- Auction on website <https://drt.auctiontiger.net> from the service provider E-auction agency M/s E-procurement technologies limited mail id UP@auctiontiger.net dealing persons Mr. Shantanu Shankar 7961200598, Mr. Ram Sharma 08000023297, Shobhit Shukla -9265562840 / 8707586217.
9. All intimation / correspondence with the prospective bidders will be through e-mail by the service provider. 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 E-Auctioning company non receipt of intimation should not be an excuse of default / non payment. The contact E- mail ID of the Service Provider and Nodal officer, DRT Cell, Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001, Mobile – 9619525209.
10. The parties interest may inspect the property between 11.00 AM to 4.00 PM on 03-01-2020 at the site in consultation with Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001, Mobile – 9619525209.



11. Any bidder can start bidding, in the online auction. The first online bid that comes in the system during the online auction can be equal to the auction's reserve price or higher than the auction's reserve price by adding one or more increment of Rs. 10,000.00.
12. The person declared to be the successful bidder shall pay / deposit immediately a deposit of twenty five percent (25%) of the amount of his/her purchase price (less EMD) by way of demand draft favouring "Recovery Officer, DRT Lucknow by 17:00 hrs on same to day to Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001, Mobile – 9619525209.
13. The remaining amount of purchase price along with poundage at the rate of 2% up to 1000/- and 1% on balance money shall be paid by the purchaser by way of Demand Draft favouring " Recovery Officer, DRT Lucknow to Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001 before the 15th day from the date of sale of the property exclusive of such day or if the 15th day be a Sunday or other Holiday then on the first office day after 15th day. In case of default in payment within the period mentioned above, the property shall be resold after the issue of fresh proclamation of the sale. The deposit defraying the expenses of 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 party the sum for which it may subsequently be sold. All deposit received by the CH Bank from the successful bidder shall be intimated in writing to the Recovery Officer within seven days of receipts of deposit along with instrument of such deposits.
14. No interest shall be paid to any body or any deposit concerning to this sale and no claiming whatsoever in this connection shall be entertained. Highest Bidder shall not have any right / title over the property until the sale is confirmed by the Recovery Officer, DRT, Lucknow.
15. The amount of EMD deposited by the unsuccessful bidder shall be refunded by speed post / registered post on their given address in E - auction EMD form as per the option given by them in their E - auction EMD or in case the demand draft is taken by hand then the original IF proof of the photocopy sent with the E auction EMD form has to be brought and EMD Demand draft be collected from Smt. Sumita Chowdhury, Dy. General Manager, Small Industries Development Bank of India, 605, 6th Floor, Ratan Square, Vidhan Sabha Marg, Lucknow -226001, Mobile – 9619525209 upon its satisfaction for the genuineness of the unsuccessful bidder for



which C.H Bank shall be accountable. No interest shall be paid on EMD amount.

16. EMD received after date and time shall be rejected and the amount paid towards the EMD shall be returned to them by way of the option given by them in their E – auction EMD form.
17. No Request for inclusion substitution in the sale certificate of names on any person (s) other than those mentioned in the A – Auction EMD form shall be entertained.
18. NRI bidders must necessarily enclose a copy of photo page of his/her passport and route their bid duly endorsed by Indian Mission.
19. Details of this Proclamation of sale can be also viewed at the website <https://drt.auctiontiger.net> and website of the CH Bank i.e. www.sidbi.in.
20. Facts mentioned herein are provided by Smt. Sumita Chowdhury, Dy. General Manager of the CH Bank and CHN Bank shall be accountable for its correctness.



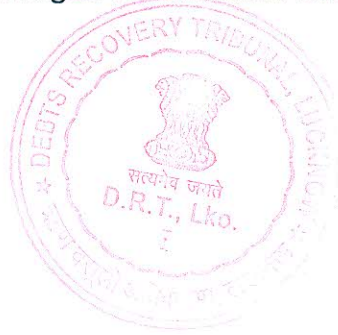
SCHEDULE OF MORTGAGE PROPERTY

No. of Lots	Description of property to be sold with the name of the co – owners. 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 the property is liable
1	All those piece and parcel of land situated at House no. 268/636/13, Plot no.16, Tilak Nagar, Karbala Malika Jahan Scheme, Aishbagh Lucknow admeasuring 1800 sq fts and bounded by North : Lane 15 ft wide South : House of another. East : Road 30 ft wide West : Lane 12ft wide	NOT KNOWN	NOT KNOWN

Owned By:- Shri Sanjeev Mathur son of Shri R.B Mathur (J.D. No. 2)

Reserve Price Rs. 57,00,000/- (Rupees Fifty Seven Lakh only)

NB: The immovable mortgaged property is being sold on - **“As is where is basis and whatever is there is basis”** and is subject to statutory dues publication charges. revenue and other encumbrances as per Rules/ Law.



SIDBI

Applicant / C.H

Versus

S R Macro Infrawell India Pvt Ltd. & OTHERS

Defendants /JD's

E-AUCTION EMD FORM

1. Name (s) of Bidder (In Capital)*
2. Father's Husband's Name
3. Postal Address of Bidder*
4. Phone / Cell No. and
Email ID
PAN No.
5. Date of Submission of Bid
6. DRC No.
7. Property details in Brief
8. EMD Remittance Detail –
*Date of Remittance:
* Name of Bank :
* Branch:
* A/c No. :
9. EMD Amount will be returned
(i) By Speed post on the given address in the auction form at Serial 3
OR
(ii) By Registered Post on the given address in the auction form at
Serial 3
(iii) By hand after submitting the Original ID proof of the photocopy
sent with the auction form

For the return of EMD the bidder will write below one of the three options given at 9 (i) to (iii) as mentioned above
.....

I Declare that I have read and understood all the general and technical terms and conditions of auction sale and shall abide by them

(Signature of the Bidder)

Encl:

1. Copy of Photo ID & Pan Card
2. Copy of Address proof.

In Case of multiple bidders, the details may be given in tabular form in separate sheet

Given under my HAND and SEAL at Lucknow this day on 02-12-2019.

SEAL



(Handwritten Signature)
(Binod Kumar)
Recovery Officer
DRT Lucknow