

REGD. ADASTI/AFFIXATION/BEAT OF DRUM AND
PUBLICATION/ NOTICE BOARD DRT
PROCLAMATION OF SALE
OFFICE OF THE RECOVERY OFFICER-2
MUMBAI DEBTS RECOVERY TRIBUNAL-1

2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba-400005

Date: 16/8/2022

RP NO. 256 OF 2005

PRPCLAMATION 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
INSTITUTION ACT, 1993

CANARA BANK.....CERTIFICATE HOLDER

VERSUS

OFFICIAL LIQUIDATOR HIGH COURT BOMBAY

LIQUIDATOR OF M/S. RSL INDUSTRIES LIMITED AND

ORS.....CERTIFICATE DEBTORS

CD-1: M/s. RSL Industries Ltd.

10, MIDC Industrial Estate,

Kalyan Bhiwandi Road, Kalyan – 421301

and also at

Silk House, Silk Bazar, Mumbai-400002.

CD-2: Chimanlal Khanna

8-D, Shanaz, 10, Nepeansea Road,

Mumbai- 400026.

CD-3: Subhash Khanna,

D-8, Ananta, Dr. R. P. Road, Warden Road,

Mumbai -400026.

CD-4: The Official Liquidator,

A/c. M/s. RSL Industries Ltd.,

Bank of India Building Mumbai.

CD-5: The Talathi



Village Dahivali,
Taluka Khalapur, Near Khapoli, Dist. Raigad..

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in Original Application No. 1328/ 2000 for recovery of Rs. 5,98,69,934.50/- (Rupees Five Crore Ninety Eight Lakhs Sixty Nine Thousand Nine Hundred Thirty Four and Fifty Paise only) with interest and costs from the Certificate Debtors Whereas on the 19th September, 2022 (the date fixed for sale) there will be due under the said Recovery Certificate a sum of Rs. 44,56,58,694.36/- (Rupees Forty Four Crore Fifty Six Lack Fifty Eight Thousand Six Hundred Ninety Four and Paise Thirty Six Only) is 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 Recovery Certificate.

And whereas a sum of Rs. 44,56,58,694.36/- (Rupees Forty Four Crore Fifty Six Lack Fifty Eight Thousand Six Hundred Ninety Four and Paise Thirty Six Only) inclusive of cost and interest thereon.

2. Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on 19.09.2022 between 02.00 PM to 04.00PM (with auto extension if bid is made in the last 5 minutes before closing, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through website of <https://www.bankeauctions.com> M/S C1 INDIA PVT. LTD., Plot No. 301, UdyogVihar, Phase2, Haryana - 122015.. Help Line No+91-124-4302020/21/22/23/24, .(022) 67412314, for further details contact: Mr. Hareesh Gowda (Mobile No. 9594597555), Mrs. Seema Somkuwar (Mobile No. 9881365087). Email id: support@bankeauctions.com

3. The sale will be of the property of the defendant 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.

4. 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.



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 condition prescribed in Second Schedule of 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 the information of the undersigned, but the undersigned shall not answerable for any error, misstatement or omission on this proclamation.

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

No. of lots	Description of the property to be sold	Date of Inspection	Reserve Price(Amount in Rupees)	EMD(Amount in Rupees)	(Incremental amount in rupees/Bid)
1.	Plot admeasuring 8096 sq mtrs at Survey No 30, Hissa No 2B, village Dahivali, Tal - Khalapur, Near Khopoli, Dist Raigad, Maharashtra	13.09.2022	Rs. 1,80,00,000/-	Rs. 1,80,00,000/-	Rs. 2,00,000/-

6. The reserve price below which the property shall not be sold is Rs. 1,80,00,000/- (Rupees One Crore Eighty Lack Only),

7. The amount by which the bid is to be increased shall be Rs. 2,00,000/- (Rupees Two Lack Only) For Lot. 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.

8. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the direction 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.

9. The public at large is hereby invited to bid in the said E-Auction. The online offers alongwith EMD Amounts per lots payable by way of RTGS/NEFT in the Account No. 209272434 - Bank Account Name :- Canara Bank, Arm-I. A/c E Auction, with Canara Bank, Asset Recovery Management Branch, Kshamalaya, New Marine Lines, Mumbai-400 020 with IFSC Code No: CNRB0002360 of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The last date for submission of online offers alongwith EMD and the other information/details is up to 4:30 p.m. on 15.09.2022 till 4.30 p.m. The physical inspection of the properties mentioned herein below may be taken between 11.00 am- 4:30 pm on date 13.09.2022 at the property

10. Intending bidder(s) shall not be permitted to withdraw their EMD Once deposited in the aforesaid account mentioned at para 9 above. 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.

11. 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 and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on or before 15.09.2022 by 4:30 p.m. In case of failure bid shall not be considered.

12. 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.

13. 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 in the account as mention at par 8. 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.**

14. 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 hid amount and the price for which it is subsequently sold.

The refund of EMD to the unsuccessful bidders at the close of auction shall be 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 IS 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.

17. No offer 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.

18. 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.

SCHEDULE OF PROPERTIES

No. of Lots	Description of property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owner with the name of owners.	Revenue assessed upon the property or any part thereof	Details of any other Encumbrances 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.	Plot admeasuring 8096 sq mtrs at Survey No 30, Hissa No 2B, Village Dahivali, Tal - Khalapur, Near Khopoli, Dist Raigad, Maharashtra.	Not available	Not Known	Not Known

Given under my hand and seal of this Tribunal at Mumbai on this 16 day of August, 2022




(ASHU KUMAR)
Recovery Officer
Mumbai DRT-1