

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

FREE COPY  
NRI DELHI

**E AUCTION SALE NOTICE**

Dated: 20.09.2019

**R. C. No. 200/2015**

**EDELWEISS ASSET RECONSTRUCTION CO. LTD. V/S M/S RANA HEAVY  
ENGINEERING LTD.**

**" O R D E R "**

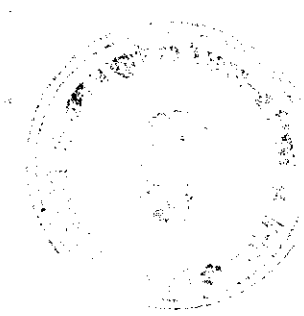
As per my order dated 20.09.2019, the under mentioned property will be sold by public e-auction sale on 08.11.2019 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website  
<https://drt.auctiontiger.net>

Date and Time of Auction: 08.11.2019 between 03.00 pm and 04.00 pm  
(With extensions of 5 minutes duration after 04 P.M., if required)

**DESCRIPTION OF PROPERTY**

- i. Plot on part of Khasra Nos. 58, 65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP vide Sale Deed No. 7253 dated 17.06.2010 admeasuring 5085.00 sq. mtrs.
- ii. Plot on part of Khasra No. 1837 M situated in village Mauja Jaroda, Distt. Muzaffar Nagar, UP vide Sale Deed No. 7484 dated 15.06.2010 admeasuring 111.22 sq. mtrs. standing in name of M/s Rana Heavy Engineering Ltd.
- iii. Plot on part of Khasra No. 1832 situated in Village Jaroda, Distt. Muzaffar Nagar, UP vide Sale Deed No. 8598 dated 15.07.2010 admeasuring 171.65 sq. mtrs.
- iv. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, Vide Sale Deed No. 2895 dated 16.07.2007 admeasuring 305.55 sq. mtrs.
- v. Plot on part of Khasra No. 58,65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7249 dated 15.06.2010 admeasuring 127.00 sq. mtrs.
- vi. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 2896 dated 15.03.2007 admeasuring 127.90 sq. mtrs.
- vii. Plot on part of Khasra No. 1837 M situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 18 dated 01.01.2008 admeasuring 329.76 sq. mtrs.
- viii. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 2925 dated 19.03.2007 admeasuring 175.45 sq. mtrs.
- ix. Plot on part of Khasra Nos. 52 and 57 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 15987 dated 27.12.2008 admeasuring 404.11 sq. mtrs..
- x. Plot on part of Khasra No. 1832 situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 8597 dated 15.07.2010 admeasuring 81.28 sq. mtrs..
- xi. Plot on part of Khasra Nos. 58, 65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7248 dated 17.06.2010 admeasuring 2542.50 sq. mtrs.
- xii. Plot on part of Khasra No. 1830 situated in village Jaroda, District. Muzaffar Nagar, UP, vide Sale Deed No. 2476 dated 8.3.2002 admeasuring 13,390.00 sq. mtrs.
- xiii. Plot on part of Khasra No. 1829 situated in village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7557 dated 8.8.2002 admeasuring 4350.00 sq. mtrs.



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20/09/19

- xiv. Plot on part of Khasra Nos. 58,65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 4980 dated 15.05.2006 admeasuring 10,170.00 sq. mtrs.
- xv. Plot on part of Khasra No. 1834 situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7220 dated 29.06.2006 admeasuring 7740.00 sq. mtrs. standing in name of M/s Rana Heavy Engineering Ltd.
- xvi. Plot on part of Khasra No. 56 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7518 dated 5.08.2002 admeasuring 670.00 sq. mtrs.
- xvii. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7533 dated 18.08.2005 admeasuring 3610.00 sq. mtrs.
- xviii. Plot on Khasra No. 71, situated in Village Nara, District Muzaffar Nagar, UP, vide Sale Deed No. 10198 dated 15.12.2005 admeasuring 11,470.00 sq. mtrs.
- xix. Plot on par of Khasra No. 1832 situated in Village, Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 5869 dated 07.05.2007 admeasuring 4,645.00 sq. mtrs.
- xx. Plot on part of Khasra No. 1201/21 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 4789 dated 16.07.1997 admeasuring 14,840.00 sq. mtrs.
- xxi. Plot on part of Khasra Nos. 52 and 57 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7558 dated 08.08.2002 admeasuring 2,480.00 sq. mtrs. standing in name of Smt. Aamna Begum.
- xxii. Plot on part of Khasra Nos. 1061/5, 1117, 951 and 1061/3 situated in Village Sandhawali, Tehsil & Distt. Muzaffar Nagar, UP, vide Sale Deed No. 6939 dated 11.07.2002 admeasuring 27,460.00 sq. mtrs.

***The Reserve Price of the properties mentioned at Serial Nos. (i) to (xix) in the above list is Rs. 11.16 crores (Rupees Eleven Crores and Sixteen Lacs Only) Earnest Money Deposit (EMD): Rs.1,11,60,000/- (Rupees One Crores Eleven Lacs Sixty Thousand Only)***

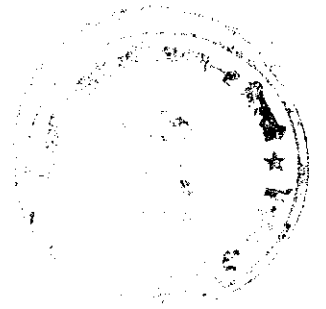
***The Reserve Price of the properties mentioned at Serial Nos. (xx) in the above list is Rs. 1.94 Crores (Rupees One Crores and Ninety Four Lacs Only) Earnest Money Deposit (EMD): Rs.19,40,000/- (Rupees Nineteen Lacs and Forty Thousand Only)***

***The Reserve Price of the properties mentioned at Serial Nos. (xxi) in the above list is Rs. 32,00,000/- (Rupees Thirty Two Lacs Only) Earnest Money Deposit (EMD): Rs.3,20,000/- (Rupees Three Lacs Twenty Thousand Only).***

***The Reserve Price of the properties mentioned at Serial Nos. (xxii) in the above list is Rs. 61,00,000/- (Rupees Sixty One Lacs Only) Earnest Money Deposit (EMD): Rs.6,10,000/- (Rupees Six Lacs and Ten Thousand Only)***

**TERMS AND CONDITIONS**

1. The auction sale will be "online through e-auction" through website portal: <https://drt.auctiontiger.net>.
2. The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-II, DRT-II, Delhi-A/c R.C. No. 200/2015" or through NEFT/RTGS to the following account - Edelweiss Asset Reconstruction Co. Ltd., Having its Registered Office at Edelweiss House, Off. CST Road Kalina, Mumbai-400098, Account No. 0004103000054719, IDBI Bank, Nariman Point Branch, IFSC Code IBKL0000004. The said Demand Draft/Pay Order or original proof of payment through NEFT/RTGS 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 06.11.2019 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.
3. The EMD shall be paid **through Demand Draft/Pay Order** in favour of the **Recovery Officer-II, DRT-II, Delhi-A/c R.C. No. 200/2015**. 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, **must reach the Office of the Recovery Officer-II, DRT-II, Delhi latest by 06.11.2019 before 4.00 PM.** The EMD received thereafter shall not be considered.
  3. The envelope containing EMD, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed **"RC No.200/2015"**,
  4. The property is being sold on **"as is where is basis"** and **"as is what is basis"**.
  5. The bidders are advised to go through the portal <https://drt.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. Meghraj Deshmukh, Manager Law, Mobile No. 7506642534, landline no. 022-40885919.**
  6. 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 Ltd., B-704/705, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, Contac Person Mr. Prakash Chaudhary, Mobile No. +916351896643, Email ID:- prakash@auctiontiger.net, Mr. Vivek Kachariya, Landline No. 079-61200505/503/544, Email ID: vivek@auctiontiger.net, Helpline No. 079-0270594/587/538/568/598 Email ID: support@auctiontiger.net.**
  7. The interested bidders may avail online training on e-auction, after deposit of EMD, from **M/s e-Procurement Technologies Ltd., B-704/705, Wall Street-2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, Contac Person Mr. Prakash Chaudhary, Mobile No. +916351896643, Email ID:- prakash@auctiontiger.net, Mr. Vivek Kachariya, Landline No. 079-61200505/503/544, Email ID: vivek@auctiontiger.net, Helpline No. 079-0270594/587/538/568/598 Email ID: support@auctiontiger.net.**
  8. The prospective buyer may inspect the site on **31.10.2019 and 01.11.2019 from 10.30 AM to 04.00 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 **06.11.2019 before 04.00 PM** in the office of the Recovery Officer-I, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **01.00 PM to 04.00 P.M. on 08.11.2019.** 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/CH, i.e., Edelweiss Assets Reconstruction Company,** immediately on closure of the e-auction sale proceedings.
  13. The Successful / highest bidder shall have to prepare Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 200/2015 **by next bank working day before 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 R.C. No. 200/2015, 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

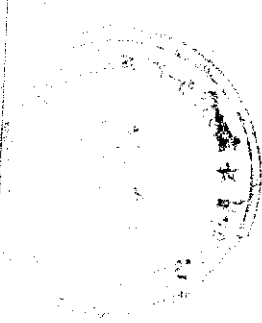


the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

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.	<p>i. Plot on part of Khasra Nos. 58, 65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP vide Sale Deed No. 7253 dated 17.06.2010 admeasuring 5085.00 sq. mtrs.</p> <p>ii. Plot on part of Khasra No. 1837 M situated in village Mauja Jaroda, Distt. Muzaffar Nagar, UP vide Sale Deed No. 7484 dated 15.06.2010 admeasuring 111.22 sq. mtrs. standing in name of M/s Rana Heavy Engineering Ltd.</p> <p>iii. Plot on part of Khasra No. 1832 situated in Village Jaroda, Distt. Muzaffar Nagar, Vide Sale Deed No. 8598 dated 15.07.2010 admeasuring 171.65 sq. mtrs.</p> <p>iv. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, Vide Sale Deed No. 2895 dated 16.07.2007 admeasuring 305.55 sq. mtrs.</p> <p>v. Plot on part of Khasra No. 58,65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7249 dated 15.06.2010 admeasuring 127.00 sq. mtrs.</p>	Not known	Not known	Not known



*[Handwritten signature]*

<p>vi. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 2896 dated 15.03.2007 admeasuring 127.90 sq. mtrs.</p> <p>vii. Plot on part of Khasra No. 1837 M situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 18 dated 01.01.2008 admeasuring 329.76 sq. mtrs.</p> <p>viii. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 2925 dated 19.03.2007 admeasuring 175.45 sq. mtrs.</p> <p>ix. Plot on part of Khasra Nos. 52 and 57 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 15987 dated 27.12.2008 admeasuring 404.11 sq. mtrs..</p> <p>x. Plot on part of Khasra No. 1832 situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 8597 dated 15.07.2010 admeasuring 81.28 sq. mtrs..</p> <p>xi. Plot on part of Khasra Nos. 58, 65 and 69 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7248 dated 17.06.2010 admeasuring 2542.50 sq. mtrs.</p> <p>xii. Plot on part of Khasra No. 1830 situated in village Jaroda, District. Muzaffar Nagar, UP, vide Sale Deed No. 2476 dated 8.3.2002 admeasuring 13,390.00 sq. mtrs.</p> <p>xiii. Plot on part of Khasra No. 1829 situated in village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7557 dated 8.8.2002 admeasuring 4350.00 sq. mtrs.</p> <p>xiv. Plot on part of Khasra Nos. 58,65 and 69</p>			
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	<p>situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 4980 dated 15.05.2006 admeasuring 10,170.00 sq. mtrs.</p> <p>xv. Plot on part of Khasra No. 1834 situated in Village Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7220 dated 29.06.2006 admeasuring 7740.00 sq. mtrs. standing in name of M/s Rana Heavy Engineering Ltd.</p> <p>xvi. Plot on part of Khasra No. 56 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7518 dated 5.08.2002 admeasuring 670.00 sq. mtrs.</p> <p>xvii. Plot on part of Khasra No. 72/2 situated in Village Nara, Distt. Mizaffar Nagar, UP, vide Sale Deed No. 7533 dated 18.08.2005 admeasuring 3610.00 sq. mtrs.</p> <p>xviii. Plot on Khasra No. 71, situated in Village Nara, District Muzaffar Nagar, UP, vide Sale Deed No. 10198 dated 15.12.2005 admeasuring 11,470.00 sq. mtrs.</p> <p>xix Plot on par of Khasra No. 1832 situated in Village, Jaroda, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 5869 dated 07.05.2007 admeasuring 4,645.00 sq. mtrs.</p>				
2.	<p>xx. Plot on part of Khasra No. 1201/21 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 4789 dated 16.07.1997 admeasuring 14,840.00 sq. mtrs.</p>	Not known	Not known	Not known	
3.	<p>xxi. Plot on part of Khasra Nos. 52 and 57 situated in Village Nara, Distt. Muzaffar Nagar, UP, vide Sale Deed No. 7558 dated 08.08.2002 admeasuring 2,480.00 sq. mtrs.</p>	Not known	Not known	Not known	



*[Handwritten signature]*

4. xxii Plot on part of Khasra Nos. 1061/5, 1117, 951 and 1061/3 situated in Village Sandhawali, Tehsil & Distt. Muzaffar Nagar, UP. vide Sale Deed No. 6939 dated 11.07.2002 admeasuring 27.460.00 sq. mtrs	Not known	Not known	Not known
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Matter be listed on **21.10.2019** 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.

*(Signature)*  
 (Awlesh Chandra)  
 Recovery Officer-II  
 DRT-II, Delhi

RECEIVED COPY  
 21/10/19  
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 DRT-II, DELHI