

DASTI COPY  
DRT-II, DELHI



OFFICE OF THE RECOVERY OFFICER-I  
DEBTS RECOVERY TRIBUNAL-II, DELHI

4<sup>TH</sup> FLOOR, JEEVAN TARA BUILDING,  
PARLIAMENT STREET, NEW DELHI-110001

TRC 01/2024

Dated: 22.11.2024

Corporation Bank Vs M/s R.S. Distributors

As per my order dated 22.11.2024, the under mentioned property will be sold by public e-auction sale on 29.01.2025 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website  
<https://www.info@bankauction.in>

Date and Time of Auction: 29.01.2025 between 11.00 am to 12.00 noon  
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

Lot No.	Property Description	Reserve Price	Earnest Money Deposit
1	Hotel City Garden, formally known as M/s Ruby Hotel & Banquet, Plot no. 1,2,3,4, Municipal no. 4729, G.T. Road, Village Nasirpur, Pargana-Loni, Tehsil & District, Ghaziabad, U.P.-201001 and entire building constructed there upon excluding six shops at the front side, ground level facing main G.T. Road.	Rs. 22,83,00,000/- (Twenty-Two Crore Eighty-Three Lakh Only)	Rs. 2,28,30,000/- (Two Crore Twenty-Eight Lakh Thirty Thousand Only)
2	Plot No. 1/8, entire 1st Floor, Kirti Enclave, Model Town, Ghaziabad	Rs. 53,87,000/- (Fifty-Three Lakh Eighty-Seven Thousand Only)	Rs. 5,38,700/- (Five Lakh Thirty-Eight Thousand Seven Hundred Only)

TERMS AND CONDITIONS

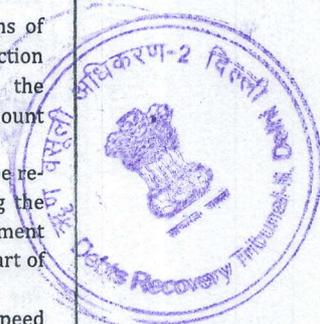
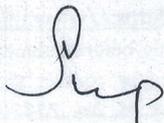
- The auction sale will be "online through e-auction" through website portal: <https://www.info@bankauction.in>
- The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-I, DRT-II, Delhi-A/c T.R.C. No. 01/2024" or through NEFT/RTGS to the following account - Corporation Bank. 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, must reach the Office of the Recovery Officer-I, DRT-II, Delhi latest by 27.01.2025 before 5.00 PM. The EMD or original proof of EMD received thereafter shall not be considered.
- The envelope containing EMD or original proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "TRC No. 01/2024",
- The property is being sold on "as is where is and as is what is basis".
- The bidders are advised to go through the portal <https://www.info@bankauction.in> 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. Awadesh Kumar Chaudhary, Chief Mangar, Union Bank of India, M. No. 7525027503, Email id:- ubin090554723@unionbankofindia.bank



Shp

6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for bidding in the above e-auction, from M/s 4 Closure, 605A, 6<sup>th</sup> Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact Person: Mr. Vinay Sharma, Contact No.- 040-23836405, Mobile No.- 8142000809.
7. The interested bidders may avail online training on e-auction from M/s 4 Closure, 605A, 6<sup>th</sup> Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact Person: Mr. Vinay Sharma, Contact No.- 040-23836405, Mobile No.- 8142000809.
8. The prospective buyer may inspect the site on **16.01.2025 and 17.01.2025 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 or NEFT/RTGS 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 **27.01.2025**, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 29.01.2025**. 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 Lakh Only) in respect of property (each lot).**
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., UBI**, immediately on closure of the e-auction sale proceedings.
13. The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c **T.R.C. No. 01/2024** within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction, failing which the EMD shall be forfeited.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c **T.R.C. No. 01/2024**, the balance 75% of the sale proceeds before the Recovery Officer-I, 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. The successful/highest bidder shall be at liberty to comply with the provisions of Section 194-IA of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.
16. In case of default of payment within the prescribed period, the properties 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 properties or to any part of the sum for which it may subsequently be sold.
17. CHF/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.
18. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
19. CHF/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.
20. 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**



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.
Hotel City Garden, formally known as M/s Ruby Hotel & Banquet, Plot no. 1,2,3,4, Municipal no. 4729, G.T. Road, Village Nasirpur, Pargana-Loni, Tehsil & District, Ghaziabad, U.P.-201001 and entire building constructed there upon excluding six shops at the front side, ground level facing main G.T. Road.	Not known	Not known	Not known
Plot No. 1/8, entire 1st Floor, Kirti Enclave, Model Town, Ghaziabad	Not known	Not known	Not known

Matter be listed on **06.01.2025** 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.

(Uttam Negi)  
Recovery Officer-I  
DRT-II, Delhi



*[Handwritten Signature]*  
**SO/AR/REGISTRAR**  
Debts Recovery Tribunal-II  
**DELHI**