

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM AND
PUBLICATION/NOTICE BOARD OF DRT
PROCLAMATION SALE**

**OFFICE OF THE RECOVERY OFFICER –II
DEBTS RECOVERY TRIBUNAL – I, MUMBAI**

2nd Floor, Telephone Bhavan, Strand Road, Colaba Market,
Colaba, Mumbai- 400 005

T.R.P NO.1110 OF 2016

Dated:- 20/03/2023

**PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO
THE INCOME TAX ACT, 1961, READ WITH RECOVERY DEBTS DUE TO BANK
AND FINANCIAL INSTITUTIONS ACT, 1993**

Housing and Urban Development
Corporation Limited (HUDCO)

]... Certificate Holders

Versus

M/s. Enkay Homes Limited & ors.

]... Certificate Debtors

CD NO 1. M/s. Enkay Homes Limited,
Registered office at 206, Vashi Plaza, Sector
17, Vashi,
New Mumbai 400 703

CD NO 2. N. K Bhupeshbabu
206, Vashi Plaza, Sector-17, Vashi, Mew
Mumbai 400 703

CD NO 3. Preetha B Babu
206, Vashi Plaza, Sector-17, Vashi, Navi
Mumbai 400 703

Whereas the Hon'ble Presiding Officer, has issued Recovery Certificate in Original Application No.199 of 2003 for recovery of **Rs.2,72,61,472 /- (Rupees Two Crores Seventy Two Lacs Sixty One Thousand Four Hundred and Seventy Two only)** with interest and cost from the Certificate Debtors and a sum of **Rs. 1,56,85,525 (Rupees One Crore Fifty-Six Lakh Eighty-Five Thousand Five Hundred and Twenty-Five Only)** is recoverable together with further interest, costs, charges as per the Recovery Certificate/Decree.

And whereas on the undersigned has ordered the sale of the properties mentioned in the Schedule below in satisfaction of the said Recovery Certificates.

And whereas a sum of **Rs. 1,56,85,525 (Rupees One Crore Fifty-Six Lakh Eighty-Five Thousand Five Hundred and Twenty-Five Only)** inclusive of cost and interest thereon.

- 1) Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **25/04/2023 between 2.00 P.M. to 4.00 P.M.** (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, Email:- support@bankeauctions.com, haresh.gowda@clindia.com** M/S C1 INDIA PVT. LTD., Plot No. 68, 3rd Floor, Sector 44, Gurgaon Haryana - 122003. Support No. 7291981124/25/26, for further details contact: Mr. Harish Gowda 9594597555, for further contact - Ms. Vijayanti V. Mahabale, Jt. General Manager (CD), Mob No. 98928 64971, Email: **hudcomro@hudco.org**

- 2) The sale will be of the properties of the Certificate Debtors 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.
- 3) 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.

- 4) 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)
LOT No.1	<u>Shop No 5</u> admeasuring 343 Sq. Ft. + LOFT 105 Sq. Ft (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	19/04/2023	Rs.59,33,000/-	Rs.5,94,000/-	Rs.50,000/-
LOT No.2.	<u>Shop No 6</u> admeasuring 520 Sq. Ft. + LOFT 239 Sq. Ft. (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	19/04/2023	Rs.95,93,000/-	Rs.9,60,000/-	Rs.1,00,000/-
LOT No. 3	<u>Shop No. 7</u> admeasuring 343 Sq. Ft. + LOFT 105 Sq. Ft. (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	19/04/2023	Rs.59,33,000/-	Rs.5,94,000/-	Rs.50,000/-

- 5) The reserve price below which the properties shall not be sold is (For Lot No. 1) **Rs. 59,33,000/- (Rupees Fifty Nine Lacs Thirty Three Thousand Only)**, (For Lot No. 2) **Rs.95,93,000/- (Rupees Ninety Five Lacs Ninety Three Thousand Only)**, (For Lot No. 3) **Rs. 59,33,000/- (Rupees Fifty Nine Lacs Thirty Three Thousand Only)**.
- 6) 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.

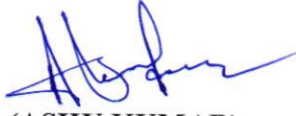
- 7) The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD Amount as per lots is payable by way of RTGS/NEFT in the **Account No. 00000036015854586 – Bank Name:- State Bank of India, Name of Beneficiary - Housing and Urban Development Corporation Limited, CAG branch, situated at 5th floor, Red Fort Capital, Parsvnath Tower, Bhai Veer Singh Marg, Gole Market, New Delhi 110 001 with IFSC Code No: SBIN0017313** of the Certificate Holder Bank at New Delhi. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is on **21st day of April, 2023 till 4.30 p.m.** The physical inspection of the property may be taken on **19/04/2023 between 11.00- 4:30 p.m.** For **LOT No.1, LOT No. 2 & LOT No. 3** at the properties site.
- 8) Intending bidder(s) shall not be permitted to withdraw their EMD Once deposited in the aforesaid account mentioned at para 7 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.
- 9) 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 21st April, 2023 by 4:30 p.m.** In case of failure bid shall not be considered.
- 10) 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 -7 above.**
- 11) 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 7. 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.**
- 12) 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.
- 13) The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".**
- 14) 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.
- 15) 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.
- 16) 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.
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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 Encum-brances to which property is liable.	Claims, if any which have been put forward to the property, and any of the known particulars bearing on its nature and value.
1	2	3	4	5
Lot No.1	Shop No 5 admeasuring 343 Sq. Ft. + LOFT 105 Sq. Ft (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	Not available	N/A	Not Known
Lot No.2	Shop No 6 admeasuring 520 Sq. Ft. + LOFT 239 Sq. Ft. (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	Not available	N/A	Not Known
Lot No.3	Shop No. 7 admeasuring 343 Sq. Ft. + LOFT 105 Sq. Ft. (Built Up Area), on Ground Floor in Building known as "Enkay Heritage Co-Op Housing Society" situated at Plot No. 403, TPS, Panvel- 410 206.	Not available	N/A	Not Known

Given under my hand and the seal of this Tribunal on this 20th day of March, 2023.




(ASHU KUMAR)
RECOVERY OFFICER,
MUMBAI D.R.T-I