



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

E-AUCTION SALE NOTICE

Dated: 24.03.2021

R. C. No.330/2015

FREE COPY
DRT-II DELHI

**HOUSING AND URBAN DEVELOPMENT CORPORATION LTD. (HUDCO)
VERSUS
M/S ASCOT HOTELS & RESORTS LTD.**

" O R D E R "

As per my order dated 24.03.2021, the under mentioned property will be sold by public e-auction sale on 21.05.2021 in the said Recovery Certificate:-

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

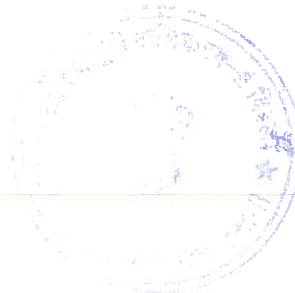
Date and Time of Auction: 21.05.2021 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04:00PM, if required)

DESCRIPTION OF PROPERTY

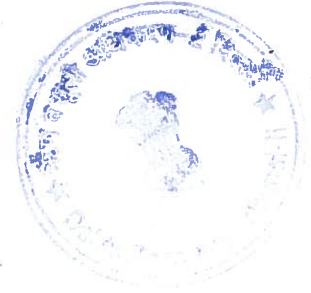
- (i) Lease Hold Mortgaged Property bearing Plot No. B/29, Sector-62, Noida (land admeasuring 18600 sq. meters along with building structure constructed thereon).
- (ii) Reserve Price: Rs.89,00,00,000/- (Rupees Eighty Nine Crores Only) for the property mentioned above.
- (iii) Earnest Money Deposit (EMD): Rs.8,90,00,000/- (Rupees Eight Crores Ninety Lacs Only) for the property mentioned above.

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. 330/2015" or through NEFT/RTGS to the following account - Axis Bank Ltd. Barakhamba Road, New Delhi, Account No. 007010200039181, IFSC Code UTIB0000007. 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 19.05.2021 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 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 "RC No.330/2015",
4. The property is being sold on "as is where is basis" & "as is what is basis". The lease of the plot is cancelled by the Noida Authority and as per the affidavit filed by the Noida Authority approx. an amount of Rs. 54.72 crores (approximately) is to be paid for restoration of the lease. Upon payment of the dues Noida Authority shall first restore the lease in favour of the original allottee as per their policy. However the exact charges to be paid after the confirmation of the sale by this Forum may be ascertained by the prospective buyer themselves. The rights, interest, share and title of M/s Ascot Hotels and Resorts Ltd. the certificate debtor in the recovery proceedings bearing no. 330/2015 as well as the possessory rights of the certificate holder i.e. HUDCO in the subject mortgage property are put on auction. All dues detailed above are to be borne by the auction purchaser.



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. Prashant Kumar Panigrahi, Senior Manager (Law), HUDCO, Email: roncrhudco@gmail.com, 5th FLOOR, HUDCO HOUSE, LODHI ROAD, NEW DELHI-110003, Mobile No. 7858047979.**
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 Limited (Auction Tiger) 402, 4th Floor, Jyoti Shikhar building, District Center, Janakpuri, New Delhi-110058, Support Helpline No. (079) 40270596/576/594/538/554/568, e-mail id: support@auctiontiger.net, e-auction website: <https://drt.auctiontiger.net>**
7. The interested bidders may avail online training on e-auction, after deposit of EMD, from **M/s. e-Procurement Technologies Limited (Auction Tiger) 402, 4th Floor, Jyoti Shikhar building, District Center, Janakpuri, New Delhi-110058, Support Helpline No. (079) 40270596/576/594/538/554/568, e-mail id: support@auctiontiger.net, e-auction website: <https://drt.auctiontiger.net>**
8. The prospective buyer may inspect the site on 12.05.2021 to 13.05.2021 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 19.05.2021 before 4.00 PM in the office of the Recovery Officer-II, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **03.00 PM to 04.00 PM on 21.05.2020**. 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.10,00,000/- (Rupees Ten Lac Only).
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi/CHFI, i.e., Housing and Urban Development Corporation Ltd. (HUDCO)**, 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, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 330/2015 by next bank working day i.e. by 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. 330/2015, 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.



[Handwritten signature]

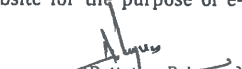
18. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

SCHEDULE OF PROPERTY

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.
Lease Hold Mortgaged Property bearing Plot No. B/29, Sector-62, Noida (land measuring 18600 sq. meters along with building structure constructed thereon)	Not known	Not known	Claim of Noida Authority is Rs. 11,47,11,265.00 toward the lease rent upto 31.01.2021, Restoration Charge Rs. 1,90,12,920.00 and Rs. 41,35,31,010.00 toward Penalty for non functioning/ extension Charge (upto 13.03.2021) and Total Rs.54,72,55,195.00. However, the further exact details of the dues could be ascertained by the prospective bidder from the concerned Authorities and this charge will be over and above the reserve price. All dues detailed above are to be borne by the auction purchaser.



Matter be listed on 20.04.2021 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.


 (Dattatray Bajpayee)
 Recovery Officer-II
 DRT-II, Delhi

