

REGD. A/D\ DASTI\ AFFIXATION\ BEAT OF DRUM
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER-II
IN THE DEBTS RECOVERY TRIBUNAL, JABALPUR
797-II, Shantikunj, South Civil Lines, Jabalpur (M.P.) 482001

Case No.: OAEX 59/12 in O.A. No.361/2001

E-Auction No. 99/2024

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

IFCI LIMITED

Vs

KAUSHAL LEATHER BOARD LTD.

To,

Certificate Debtor No. :-

Kaushal Leather Boards Ltd.,

Through its Managing Director, Registered Office: 72, B-73, Sector-B,
Industrial Area, Mandideep, Dist, Raisen 462 046.

(CD2) K. Kaushal [deceased] through Legal Representatives-

(a) Stephan Kaushal, Zu Den Birken 7, 47269, Duisburg, Germany.

(b) Christian Kaushal, Zu Den Birken 7, 47269, Duisburg, Germany.

(c) Christel Kaushal, Zu Den Birken 7, 47269, Duisburg, Germany.

(CD3) K. Kaplish [deceased] through Legal Representatives-

(a) Pramod Kaplish, 63, E-1, Arera Colony, Bhopal 462 016.

(b) Ashok Kaplish, 63, E-1, Arera Colony, Bhopal 462 016.

(c) Umesh Kaplish, 63, E-1, Arera Colony, Bhopal 462 016.

(d) Babloo Kaplish,

C/o. Kapkon Pvt. Ltd., 50-52, Industrial Area,
Mandideep, District Raisen.

(e) Ramesh Kaplish,

C/o. Kapkon Pvt. Ltd., 50-52, Industrial Area,
Mandideep, District Raisen

Whereas you have failed to pay the sum of **Rs.8,38,18,780.00 (Rupees Eight Crore Thirty Eight Lakh Eighteen Thousand Seven Hundred Eighty only)** payable by you/him in respect of Recovery Certificate in **O.A. No. 361/2001** issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at **6.00%** p.a. with simple Interest from **09-04-1992** and costs payable as per recovery certificate till realization.

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

And whereas there will be due there under a sum **Rs.8,38,18,780.00 (Rupees Eight Crore Thirty Eight Lakh Eighteen Thousand Seven Hundred Eighty only)** payable by you/him in respect of Recovery Certificate in **O.A. No. 361/2001** issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at **6.00%** p.a. with simple interest from **09-04-1992** and costs payable as per recovery certificate till realization.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **03-06-2024** by e-auction and bidding shall take place through "On line Electronic Bidding" through **Website: <https://www.bankauctions.com> (Vendor's name and address: M/s. C-1 India Pvt. Ltd., website: <https://www.bankauctions.com>; Helpline No.**



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mpeg@clindia.com, or E-mail ID: support@bankeauctions.com; For further detail contact: **Mr. Ehteshamuddin, AGM, Mob. No.9560039108** or on personal visit to his office.

The sale will be of the property 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 those have been ascertained, are those specified in the schedule.

The property will be put up for the sale 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.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned as provided by the certificate holder bank, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, however, 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: -

1. The reserve price below which the properties (mentioned below) shall not be sold is for Property is **Rs.2,50,00,000.00 (Rupees Two Crore Fifty Lakh only)**;
 2. The amount by which the biddings are to be increased shall be **for Property is Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand only)**; 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.
 3. The highest bidder shall be declared to be the purchaser of auctioned property provided that the amount bid by him/her is not less than the reserve price. It shall be in the discretion 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.
 4. EMD shall be deposited 10% of the reserve price **Rs.25,00,000.00 (Rupees Twenty Five Lakh only)**; to be deposited by **31-05-2024** latest by 17.00 Hrs. Online through RTGS/NEFT Account no. **31067074055** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **STATE BANK OF INIDA, RIDGE ROAD BRANCH, JABALPUR.**(IFSC Code: **SBIN0007208**) and details of the property along with copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/ counter file of such deposit. EMD deposited after scheduled date and time shall not be considered for participation in the e-auction.
 5. EMD once deposited shall not be allowed to withdraw until the proposed bidder is declared unsuccessful.
- Hard copy of online bid form along with its enclosures duly signed by the proposed bidder shall be received at Recovery Officer-, Debts Recovery Tribunal, Jabalpur, 797-II, Shantikunj, South Civil Lines, Jabalpur (MP) 482001 at the earliest.



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7. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next date in the said account as per detail mentioned in Para 4 above. If the next day is Holiday or Sunday, then on next first office day.
8. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale 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 by prescribed mode as stated in para 4 above. In addition to the above the purchaser shall also deposit Poundage fee @ 1% of the sale amount plus Rs.10/- for each property in the account mentioned at serial no. 4
9. Property can be inspected by interested bidder/purchaser on **20-05-2024** between 12.00.a.m and 4.00p.m.
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, shall 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. The property shall be resold, after the issue of fresh proclamation of sale.
The property is being sold on **"AS IS WHERE IS AND NO COMPLAINT BASIS"**.

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.

| No. of lots | Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners. | Revenue assessed upon the property or any part thereof | Details of any other 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. | 2. | 3. | 4. | 5. |
| 1. | Lease hold Industrial Land at Plot No. 72-B, 73 situated at Sector-B, Behind HEG Factory, Industrial area Mandideep, Tehsil- Goharganj, District- Raisen (M.P.) Area admeasuring 4 Acre, Property in the name of M/s Kaushal Leather Board Pvt. Ltd. through its Managing Director. | Not known | Not known | Not Known |

Given under my hand and seal on the 05-04-2024, at Jabalpur.



Vaatsalya Kumar
 (VAATSALYA KUMAR)
 Recovery Officer I
 DRT JABALPUR

Vaatsalya Kumar
 Recovery Officer
 Debts Recovery Tribunal
 Jabalpur (M.P.)

DEBTS RECOVERY TRIBUNAL

Government of India, Ministry of Finance

Department of Finance Services, (Banking Division)

797-II, ShantiKunj, South Civil Lines, Jabalpur 482001 (M.P)

Case No.: OAEX 59/12 in O.A. No.361/2001

IFCI LIMITED

Vs

KAUSHAL LEATHER BOARD LTD.

E-Auction No. 99/2024

Under mentioned properties will be sold by "on line e-auction" through website: <https://www.bankeauctions.com> for recovery of a sum of **Rs.8,38,18,780.00 (Rupees Eight Crore Thirty Eight Lakh Eighteen Thousand Seven Hundred Eighty only)** payable by you/him in respect of Recovery Certificate in **O.A. No.361/2001** issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at **6.00%** p.a. with simple Interest from **09-04-1992** and costs payable as per recovery certificate till realization.

Date and Time of E-auction :03-06-2024 Between 12.00 Hours and 13.00 hours

SPECIFICATION OF THE PROPERTIES PUT FOR SALE

Lease hold Industrial Land at Plot No. 72-B, 73 situated at Sector-B, Behind HEG Factory, Industrial area Mandideep, Tehsil- Goharganj, District- Raisen (M.P.) Area admeasuring 4 Acre, Property in the name of M/s Kaushal Leather Board Pvt. Ltd. through its Managing Director.

Upset Price :Rs.2,50,00,000.00 (Rupees Two Crore Fifty Lakh only);

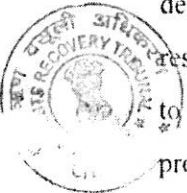
Conditions of Sale:

1. Intending bidders must hold a valid digital signature certificate. For details contact **M/s. C-1 India Pvt. Ltd., website: <https://www.bankeauctions.com>; Helpline No. 0124-4302020/21/22/23/24, for help a bidder in e-auction contact to Mr. Mithalesh Kumar on Mob. No. 7080804466; E-mail id: mpcg@clindia.com or E-mail ID: support@bankeauctions.com**
2. Intending bidders are advised to go through website: <https://www.bankeauctions.com> for auction bid form and details, terms and conditions of sale before submitting their bids.
3. Bids should be submitted only online in the prescribed form along with a copy of identity document as an attachment to the bid form (refer detailed terms and conditions). Bidder should satisfy them self with regard to correctness, measurement, encumbrances etc by their own sources (Govt. Office) also later on DRT will not be responsible for this.



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4. 10% of the upset price i.e. EMD/Bid price **Rs.25,00,000.00 (Rupees Twenty Five Lakh only)**; must be remitted towards EMD through RTGS/NEFT/Money Transfer to the credit of Account no. **31067074055** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **STATE BANK OF INDIA, RIDGE ROAD BRANCH, JABALPUR. (IFSC Code:SBIN0007208)** and the remittance must be clearly mentioned in the bid form.
5. Bids should be submitted on or before 17.00 Hours on 31-05-2024 online.
6. A copy of the bid form along with its enclosure submitted online should be sent to Recovery Officer, DRT, Jabalpur, 797-II ShantiKunj, South Civil Lines, Jabalpur so as to reach at the earliest.
7. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be **Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand only)**; In case of bid received before closure of Auction window, there shall be an automatic extension of 5 minutes in Auction time by the system.
8. The refund of EMD of the unsuccessful bidders will be remitted to the same account from which the payment has been made and no inquiry in this regard will be entertained. After deposit of EMD by intending bidder they cannot withdraw the EMD amount until they are declared as "Unsuccessful bidder" otherwise the amount will be forfeited.
9. In the case of immovable property listed in the schedule below, the successful bidder shall remit 25% of the bid amount (less EMD) on the next day on declaration, if the sale is knocked down in his/her favour, through RTGS/NEFT/Money Transfer to the Account no. **31067074055** mentioned in SL. no. 4 and in default of such deposit, the property shall forthwith be put up again and resold and amount deposited as EMD will be forfeited.
10. The successful bidder shall remit balance 75% of the sale amount along with poundage of 1% of sale amount plus Rs.10/- for each property separately within 15 days of auction, to the Account no. **31067074055** mentioned at SL. no 4 through RTGS/NEFT/Money Transfer, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office working day after 15th day. In default of payment within the period mentioned above, the property shall be resold after the issue of a fresh proclamation of sale. The deposit will 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.
11. Property will be sold "As is Where is and No Complaint basis".



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12. The properties can be inspected on **20-05-2024** Between 12.00 hours and 16.00 hours.
13. Properties will not be sold below the upset price.
14. Recovery Officer have the absolute right to accept or reject the bid or postpone/cancel the sale without assigning any reason.
15. Intending bidders are advised to peruse copies of the title deed available with the **Mr. Ehteshamuddin, AGM, Mob. No.9560039108** and also check the identity and correctness of the property details and encumbrances etc from their own sources also. DRT will not be responsible for correctness etc.
16. Details regarding e-Auction shall be obtained from M/s. C-I India Pvt. Ltd., website: <https://www.bankeauctions.com>; Helpline No. 0124-4302020/21/22/23/24. for help a bidder in e-auction contact to Mr. Mithalesh Kumar on Mob. No. 7080804466; E-mail id:-mpeg@ciindia.com or E-mail ID: support@bankeauctions.com.
17. Further property details if any required shall be obtained from **Mr. Ehteshamuddin, AGM, Mob. No.9560039108**.
18. The bidders may participate in the e-auction by quoting / bidding from their own offices / places of their choice. Internet connectivity shall have to be ensured by each bidder himself. DRT/ Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, Power failure etc.

Place : Jabalpur
Date : 05-04-2024

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(VAATSALYA KUMAR)
RECOVERY OFFICER I

Vaatsalya Kumar
Recovery Officer
Debts Recovery Tribunal
Jabalpur (M.P.)



ई-नीलामी सूचना
ऋणवसूली अधिकरण
भारत सरकार, वित्त मंत्रालय
वित्तीय सेवार्ये विभाग (बैंकिंग प्रभाग)
797-द्वितीय तल शांतिकुन्ज जवल्पुर-(मप्र) 482001

Case No.:OAEX 59/12/ओ.ए.नं. 361/2001

ई-नीलामी क्रमांक 99/2024

- IFCI LIMITED वि. KAUSHAL LEATHER BOARD LTD. एवं अन्य में पारित वसूली प्रमाणपत्र क्रमांक RC No.OAEX 59/12/ O.A.No.361/2001 में जारी राशि की वसूली हेतु प्रमाण पत्र Rs.8,38,18,780.00 (Rupees Eight Crore Thirty Eight Lakh Eighteen Thousand Seven Hundred Eighty only) तथा उस पर 6.00 प्रतिशत प्रति वर्ष की दर से दिनांक 09.04.1992 से व्याज एवं वसूली हेतु निम्नलिखित संपत्ति ऑनलाईन ई-नीलामी प्रक्रिया के तहत वेबसाइट <https://www.bankeauctions.com> के माध्यम से की जायेगी

ई-नीलामी की तिथि एवं समय :- 03-06-2024 दोपहर: 12.00 से 01.00

संपत्ति की अनुसूची

Lease hold Industrial Land at Plot No. 72-B, 73 situated at Sector-B, Behind HEG Factory, Industrial area Mandideep, Tehsil- Goharganj, District- Raisen (M.P.) Area admeasuring 4 Acre, Property in the name of M/s Kaushal Leather Board Pvt. Ltd. through its Managing Director.

प्रारक्षित मूल्य :- रूपये Rs.2,50,00,000.00 (Rupees Two Crore Fifty Lakh only);

विक्रय की शर्तें

1. इच्छुक निविदाकर्ता वैध डिजीटल हस्ताक्षर प्रमाण पत्र धारक होना चाहिए अधिक विवरण हेतु **M/s. C-1 India Pvt. Ltd., website: <https://www.bankeauctions.com>; Helpline No. 0124-4302020/21/22/23/24, for help a bidder in e-auction contact to Mr. Mithalesh Kumar on Mob. No. 7080804466; E-mail id: mpeg@clindia.com or E-mail ID: support@bankeauctions.com**
2. इच्छुक निविदाकर्ता को सूचित किया जाता है कि निविदा जमा करने के पूर्व वेब साइट <https://www.bankeauctions.com> पे उपलब्ध नीलामी बीड प्रपत्र तथा विस्तृत नियमों व शर्तों का अवलोकन कर ले।
3. बिड केवल ऑनलाईन माध्यम से निर्धारित प्रपत्र पर पहचान पत्र की प्रति साथ संलग्न कर जमा करनी होगी (विस्तृत नियम व शर्तों का संदर्भ ले)



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4. अग्रिम जमा धरोहर राशि (ईएमडी) हेतु प्रारक्षित मूल्य की 10 प्रतिशत राशि जो रुपये **Rs.25,00,000.00 (Rupees Twenty Five Lakh only)**; है, RTGS/NEFT/MONEY TRANSFER द्वारा वसूली अधिकारी, ई-नीलागी खाता, ऋण वसूली अधिकरण जबलपुर के नाम से धारित Account no. **31067074055** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **STATE BANK OF INIDA, RIDGE ROAD BRANCH, JABALPUR.**(IFSC Code: **SBIN0007208**) में आवश्यक रूप से जमा करनी होगी तथा उक्त राशि का प्रेषण बिड प्रपत्र में सुस्पष्ट रूप से उल्लेखित करना होगा
5. निविदा ऑनलाईन माध्यम से दिनांक **31.05.2024** अथवा इसके पूर्व 17-00 बजे तक जमा करनी होगी
6. ऑनलाईन माध्यम से जमा बिड प्रपत्र तथा अनुलग्नकों की प्रति वसूली अधिकारी, ऋण वसूली अधिकरण, 797- द्वितीय तल शांतिकुन्ज जबलपुर को प्रेषित करनी होगी तथा शीघ्र अति शीघ्र भेजने के लिए सर्विस प्रोवाइडर को सूचित किया जाता है और वह, सभी नीलागी के खरीददारों की सूची एवं अन्य दस्तावेज उपलब्ध करावें
7. ऑनलाईन नीलागी बोली प्राप्त बिड में से अधिकतम बोली से प्रारंभ होगी तथा प्रत्येक बिड वृद्धि राशि न्यूनतम रु. **Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand only)**; होगी ऑनलाईन बिड में समय समाप्त के पूर्व बिड डालने पर रिस्टम द्वारा अपने आप 5 मिनट का समय बढ़ता रहेगा
8. असफल बोली कर्ताओं की अग्रिम धरोहर राशि (ईएमडी) वसूली अधिकारी, ऋण वसूली अधिकरण, जबलपुर द्वारा उसी खाते में वापिस की जायेगी, जिससे कि उस का भुगतान हुआ है तथा इस संबंध में कोई भी पूछताछ स्वीकार्य नहीं होगी इच्छुक निविदा कर्ता द्वारा अग्रिम धरोहर राशि (ईएमडी) जमा किये जाने के पश्चात् वेजबतक असफल बोली कर्ता घोषित नहीं किये जाते तब तक ईएमडी राशि वापस नहीं ले सकते अन्यथा राशि जप्त करली जायेगी
9. सफल बोली कर्ता को विक्रय उसके पक्ष में घोषित किये जाने की स्थिति में, 25 प्रतिशत बोली राशि (ईएमडी राशि को *समायोजित* करते हुए) अगले दिन RTGS/NEFT/MONEY TRANSFER के द्वारा कंडिका- 4 में उल्लेखित खाते में जमा करनी होगी
10. सफल बोली कर्ता को विक्रय मूल्य की शेष 75 प्रतिशत राशि, एवं विक्रय मूल्य का 1 प्रतिशत पोन्डेज शुल्क तथा रु. 10 (प्रति संपत्ति अलग अलग) सहित नीलागी के 15 दिनों के अन्दर या यदि 15 वा दिन रविवार अथवा अन्य अवकाश हो तो, 15 वें दिन पश्चात् प्रथम कार्यालयीन दिवस को उपरोक्त उल्लेखित क्रमांक 4 में दर्शित खाते में समयावधि में भुगतान करना होगा भुगतान में चूक करने पर संपत्ति की नई विक्रय उद्घोषणा जारी करने के पश्चात् पुनः विक्रय की जायेगी अधो हस्ताक्षर कर्ता द्वारा उक्त राशि शासन के पक्ष में जप्त करली जायेगी तथा तत्पश्चात् विक्रय होने वाली संपत्ति अथवा राशि के किसी अंश पर चूककर्ता बोली कर्ता के समस्त दावे समपहृत होंगे



Vaatsalya
OSUPM

11. संपत्ति "जहां है जैसी है तथा बिना किसी शिकायत" के आधार पर विक्रय की जायेगी
12. संपत्ति का निरीक्षण दिनांक 20-05-2024 प्रातः 12 बजे से 16 बजे तक किया जा सकेगा
13. संपत्ति प्रारक्षित मूल्य से कम मूल्य पर विक्रय नहीं की जायेगी
14. वसूली अधिकारी को किसी बोली को स्वीकृत या अस्वीकृत करने का या बिना कोई कारण बताये नीलागी को आगे बढ़ाने या स्थगित करने का निर्वाह अधिकार होगा
15. इच्छुक निविदाकर्ताओं को सूचित किया जाता है कि वे **Mr. Ehteshamuddin, AGM, Mob. No.9560039108** में उपलब्ध संपत्ति के स्वत्वाधिकार विलेख का निरीक्षण कर लें तथा संपत्ति की पहचान एवं विवरणी सही होने तथा प्रभारों आदि की पड़ताल कर लें इस संबंध में वसूली अधिकारी किसी तरह से जिम्मेदार नहीं होगा। संपत्ति का विवरण बैंक द्वारा प्रदत्त दस्तावेज पर आधारित है।
16. ई-नीलामी के संबंध में विवरण **M/s. C-1 India Pvt. Ltd., website: <https://www.bankeauctions.com>; Helpline No. 0124-4302020/21/22/23/24, for help a bidder in e-auction contact to Mr. Mithalesh Kumar on Mob. No. 7080804466; E-mail id: mpeg@clindia.com or E-mail ID: support@bankeauctions.com**
17. संपत्ति से संबंधित अधिक जानकारी **Mr. Ehteshamuddin, AGM, Mob. No.9560039108** से प्राप्त की जा सकती है
18. इच्छुक निविदाकर्ता ई-नीलामी प्रक्रिया में अपने स्वयं के कार्यालय /स्वेच्छा के स्थान से बोली हेतु सम्मिलित हो सकते हैं प्रत्येक निविदाकर्ता द्वारा इंटरनेट कनेक्टिविटी स्वतः सुनिश्चित करनी होगी डीआरटी/ बैंक / सेवा प्रदाता किसी भी प्रकार से इंटरनेट कनेक्टिविटी, नेटवर्क समस्या, तंत्र विक्षेप, विद्युत व्यवधान आदि के लिए जिम्मेदार नहीं होगा

स्थान:-जबलपुर

दिनांक-05.04.2024



Vaatsalya Kumar
(वात्सल्य कुमार)

वसूली अधिकारी 1

Vaatsalya Kumar
Recovery Officer
Debts Recovery Tribunal
Jabalpur (M.P.)