



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

4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001

DASTI COPY
DRT-II, DELHI

SALE PROCLAMATION NOTICE

T.R. C. No. 103/2024

IFCI Ltd. Vs Surya Agroils Ltd.

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

CD#1 M/s Surya Agroils Ltd.,
1 Industrial Area, Salamatpur,
District Raisen, M.P-464651

Also at: Surya House, Z-5, Zone-1, Maharana Pratap Nagar, Bhopal, M.P.

Through The Official Liquidator, Ministry of Corporate Affairs, Attached to High Court of
Madhya Pradesh, 1st Floor, Old CIA Building, Opp. GPO Residency Area, Indore-452001
(MP)

CD#2 Sandeep Maheshwari,
S/o P.K. Maheshwari,
E-3/22, Area Colony, Bhopal, M.P-462016

CD#3 Prafulla Kumar Maheshwari,
S/o P.K. Maheshwari,
E-3/22, Area Colony, Bhopal, M.P-462016

CD#4 S. K. Bhargava,
A-21, Oberoi Apartment,
Civil Lines, Delhi-110054
S/o Late Sh. Sujan Chand

CD#5 Ajay Jain,
S/o Sh. Trilok Chand Jain,
E-3/22, Area Colony, Bhopal, M.P-462016

CD#6 M/s Betwa Realtors Pvt. Ltd.,
Z-5, Zone-I, Maharana Pratap Nagar, Bhopal, MP

CD#7 M/s Betwa Finlease Pvt. Ltd.,
Z-5, Zone-I, Maharana Pratap Nagar, Bhopal, MP

CD#8 M/s Shlvir Capital Servies Ltd.,
(Erstwhile Surya Credits Ltd.)
4, Bank Colony, Alwar-201001, Rajasthan

Also at: 3, Scindia House, Janpath, New Delhi-110001



1. Whereas Transfer Recovery Certificate No. 103/2024 in OA No. 9/2005 dated 12.04.2012 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum Rs. 11,02,01,594/- (RUPEES ELEVEN CRORE TWO LACS ONE THOUSAND FIVE HUNDRED NINETY-FOUR ONLY) along with pendentlite and future interest @ 14% p.a. w.e.f. 25.01.2005 till its realization from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Recovery Certificate.

Vaibhava
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3. Notice is hereby given that in absence of any order of postponement, the said property shall be sold by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://drt.auctiontiger.net> on 13.08.2025 between 11 a.m.to 12 noon with extensions of 5 minutes duration after 12 noon, if required.

4. The sale shall be of the property of the CD(s) 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.

5. The property shall be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction 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.

6. 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.

7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

7.1 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.

7.2 The reserve price below which the properties bearing 104 and 105 admeasuring 27.34 sq. mts. and 31.45 sq. mts. constructed over Plot no. 232, Zone I, Maharana Pratap Nagar, Bhopal, Madhya Pradesh shall not be sold is Reserve Price: Rs. 76,20,000/- (Seventy Six Lakh Twenty Thousand Only) and Earnest Money Deposit (EMD): Rs. 7,62,000/- (Seven Lakh Sixty-Two Thousand Only) in respect of the property mentioned at para (i).

7.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, identity proof, address proof, etc., latest by 11.08.2025 before 5.00 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 11.00 AM to 12.00 Noon on 13.08.2025. 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.

7.4 The bidder(s) shall improve their offer in multiples of Rs. 1,00,000/- (Rupees One Lakh Only) in respect of property.

7.5 The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-I, DRT-II, Delhi/CHFI, i.e., IFCL, immediately on closure of the e-auction sale proceedings.

7.6 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. 103/2024 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.

7.7 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c T.R.C. No. 103/2024, 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).

7.8 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.

7.9 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,



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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.

8. The property is being sold on "AS IS WHERE IS AND AS IS WHAT IS BASIS".
9. The CH Bank/CHFI is directed to authenticate and verify about the veracity of the details given herein.
10. 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.

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.
104 and 105 admeasuring 27.34 sq. mts. and 31.45 sq. mts. constructed over Plot no. 232, Zone I, Maharana Pratap Nagar, Bhopal, Madhya Pradesh	Not known	Not known	Not known

Given under my hand and seal on 11.06.2025.

Vaatsalya
11/6/25
(Vaatsalya Kumar)
Recovery Officer
DRT-II, Delhi



[Signature]
11/6/25
SO/AR/REGISTRAR
Debt Recovery Tribunal-II
DELHI


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

 4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001

Dated: 11.06.2025

TRC 103/2024

IFCI Ltd. Vs Surya Agroils Ltd.

As per my order dated 11.06.2025, the under mentioned property will be sold by public e-auction sale on 13.08.2025 in the said Recovery Certificate:-

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

Date and Time of Auction: 13.08.2025 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	104 and 105 admeasuring 27.34 sq. mts. and 31.45 sq. mts. constructed over Plot no. 232, Zone I, Maharana Pratap Nagar, Bhopal, Madhya Pradesh	Rs. 76,20,000/- (Seventy-Six Lakh Twenty Thousand Only)	Rs. 7,62,000/- (Seven Lakh Sixty-Two Thousand Only)

TERMS AND CONDITIONS

- The auction sale will be "online through e-auction" through website portal: <https://drt.auctiontiger.net>
- 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. 103/2024" or through NEFT/RTGS to the following account. 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 11.08.2025 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. 103/2024",
- 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://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. Deshraj Singh, Manager, IFCI Ltd., M. No. 9990725675, Email id:- deshraj.singh@ifcilt.com.
- 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 E-Procurement Technologies Ltd. (Auction Tiger), B-704, Wall Street-II, Opp. Oriental Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 (India), e-mail- praveen.thevar@auctiontiger.net OR suppor@auctiontiger.net, Contact Person. - Praveen Kumar Thevar, Mob No. 9265562818/9265562821; support@auctiontiger.net.
- The interested bidders may avail online training on e-auction from M/s E-Procurement Technologies Ltd. (Auction Tiger), B-704, Wall Street-II, Opp. Oriental Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 (India), e-mail- praveen.thevar@auctiontiger.net OR suppor@auctiontiger.net, Contact Person. - Praveen Kumar Thevar, Mob No. 9265562818/9265562821; support@auctiontiger.net.
- The prospective buyer may inspect the site on 01.07.2025 and 02.07.2025 from 10.30 AM to 04.00 PM.


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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 **11.08.2025**, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 13.08.2025**. 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.
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-I, DRT-II, Delhi/CHFI, i.e., IFCL**, 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. 103/2024 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. 103/2024, 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. 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.
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. 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.
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

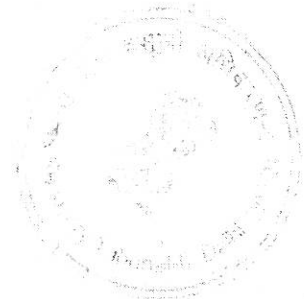
Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
104 and 105 admeasuring 27.34 sq. mts. and 31.45 sq. mts. constructed over Plot no. 232, Zone I, Maharana Pratap Nagar, Bhopal, Madhya Pradesh	Not known	Not known	Not known

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Matter be listed on 30.06.2025 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.

Vaatsalya
11/6/25
(Vaatsalya Kumar)
Recovery Officer
DRT-II, Delhi

[Signature]
10/6/25
SO/AR/REGISTRAR
Delhi Recovery Tribunal-II
DELHI



LAST COPY
DRT-II, DELHI

Supplementary

OFFICE OF THE RECOVERY OFFICER-I
DEBT'S RECOVERY TRIBUNAL-II, DELHI

Item No. 1

TRC/103/2024 IN OA/9/2005 (DELHI DRT 1)	IFCI LTD	SURYA AGROILS LTD
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Dated : 11.06.2025

Present : Ms. Manisha Aggarwal, Counsel for CHFI

Sh. U.N. Singh, Counsel for CD#2,3,6 & 7

Hearing in the present case has been conducted through video conference today.

Counsel for CHFI submits she has filed affidavit of service for sale proclamation notice vide dy. No. 5711 dated 07.06.2025.

The Counsel for CHFI brings the attention of the undersigned to the auction notice, wherein, the EMD date has been inadvertently mentioned as 28.06.2025 in place of 28.07.2025 as the auction is scheduled for 31.07.2025. She prays for cancelling the same and reissuing the sale notice.

The proclamation of sale issued vide order dated 06.05.2025 stands cancelled. Let a fresh auction notice as per the prescribed format be issued.

She further submits that the CDs had filed the reply to the application preferred by the CHFI vide dy. No. 4309 dated 20.04.2017, wherein in Para no. 5, certain averments have been made. The same is reproduced below for reference: -

'THAT' as already submitted in the reply filed by the applicant/CD No. 3 that he is not the owner of the said properties i.e. plot no. 3, Press Complex of the Scheme Habib Ganj, Maharana Pratap Nagar, Bhopal and property bearing No. E-3/22, E-area colony, Bhopal. The applicant/CD No. 3 has also submitted that as per the Lease Deed dated 30.09.1982 the said property bearing plot no. 3, Press Complex of the Scheme Habib



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Ganj was allotted & recorded in the name of partnership firm M/s Dainik Nava Press Bhopal. In this context, it is further submitted that the said partnership firm M/s Dainik Nava Press Bhopal has since already been dissolved vide dy. No. Deed of Dissolution dated 1st April, 2001. As per the said Deed of Dissolution dated 1st April, 2001, the said properties fallen to the share of M/s Nava Bharat Press (Bhopal) Pvt. Ltd. and further an Agreement dated 01.04.2001 was also executed whereby the said properties were sold and transferred to M/s Nava Bharat Press (Bhopal) Pvt. Ltd. It is submitted that the applicant/CD No. 3 has no concern with the said company nor he is a Director of the said company and the said property vests in the said company as per the above documents executed on dated 01.04.2001. It is settled law that a Private Ltd. company being a separate legal entity has its own legal status and as such the properties as vest in the said company cannot be considered as property(s) of the applicant/CD No. 3. Apparently, a false and bogus investigation report as alleged have been filed by the CHFI only to mislead this Hon'ble forum, which is factually wrong and legally not sustainable. The true copies of the said Deed of Dissolution dated 01.04.2001 and Agreement dated 01.04.2001 are annexed as Annexure-A.

She prays for issuing necessary directions to the CDs to produce a copy of partnership deed and lease deed of the above mentioned partnership firm and lease documents.

Request allowed.

Directions: -

1. Let the following mortgaged properties be put on sale through E-auction at the reserve price mentioned against them and sale proclamation qua the same be issued.

Property Description	Reserve Price
bearing 104 and 105 admeasuring 27.34 sq. mts. and 31.45 sq. mts. constructed over Plot no. 232, Zone I, Maharana Pratap Nagar, Bhopal, Madhya Pradesh	Rs. 76,20,000/-

2. CH bank is directed to serve the same through all prescribed modes and file service report on or before the next date of hearing.



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3. The detailed order of E-auction be seen on the separate order-sheet.

4. CH Bank is also directed to file on affidavit memo of cost giving details of all expenses incurred in connection with the auction including publication of advertisement after completion of auction proceedings.

5. Auction notice issued vide order dated 06.05.2025 stands cancelled.

6. Further, LR of CD#3 are directed to file the partnership deed of the firm namely Danik Nav Press Bhopal and the lease deed of the property bearing plot no. 3, Press Complex, of the scheme Habibganj, Maharana Pratap Nagar, Bhopal, as mentioned in para no. 5 reproduce above.

Let a copy of this order be given dasti to CHFI for compliance.

Let this matter be listed on 30.06.2025.

Vaatsalya
(Vaatsalya Kumar)
Recovery Officer
DRT-II, Delhi

11/6/25
SO/AR/REGISTRAR
Debts Recovery Tribunal-II
DELHI

