

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER - I
DEBT RECOVERY TRIBUNAL-I, MUMBAI

MTNL Bhavan, 2nd Floor, Colaba Market, Colaba, Mumbai - 400005.

Exhibit No.: 213
DATED: 27/12/2023

R.P. 18 OF 2016

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

Edelweiss Asset Reconstruction Company Limited

: Certificate Holder

Versus

Kalyani Charitable Trust & Ors.

: Certificate Debtor

To,

C.D. No.1:- Kalyani Charitable Trust Sapkal Knowledge Hub, Kalyani Hills, Wadholi, Anjaneri, Maharashtra 422213.

C.D. No.2:- Mr. Ravindra Gambhirrao Sapkal, 1201 12th Floor, Shubhader CHS, Pochkhanwala Road, Opp. RTO Office, Worli, Mumbai-400 030.

C.D. NO.3:- Mrs. Kalyani Ravindra Sapkal, 1201 12th Floor, Shubhader CHS, Pochkhanwala Road, Worli, Mumbai- 400 030.

C.D. No.4 :- Adv. Vinit Gangwal, Resolution Professional of, Kalyani Education Private Limited Reg. No. IBBI/PA - 002/IP - N00091/2017-18/10235 Reg. Add: Office No. 503, Varun Capital, CTS No. 364 + 365/13, Off. J.M. Road, Bharat Petroleum Lane, Next to Cititot, Shivajinagar, Pune - 411005. Add. For communication: 401, 4th Floor, The Central Building, Shell Colony Road, Chembur (East), Mumbai - 400071

Whereas, the Hon'ble Presiding Officer, Debts Recovery Tribunal No. I, Mumbai has drawn up the Recovery Certificate in M.A. 23 of 2015 and Recovery Certificate RP No. 18 of 2016 for Recovery of Rs. 65,40,00,000/- (Rupees Sixty-Five Crores Forty Lakhs only) alongwith cost, expenses of Rs. 250/- (Rupees Two Hundred and Fifty) being outstanding amount payable as on 08.01.2015 together with further interest with effect from 9/01/2015 at the rate of 24% per annum with monthly rest recoverable together with further interest and charges as per the Recovery Certificate/Decree.

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

And whereas a sum of Rs. 204,31,80,739.73/- (Rupees Two Hundred and Four Crore Thirty One Lakhs Eighty Thousand Seven Hundred and Thirty Nine and Seventy Three Paise Only) is outstanding as on 2nd February 2024 with interest @ 24% p.a. thereon.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 02/02/2024 between 2:00 p.m. to 4:00 p.m. (with auto extension clause in case of bid in last 5 minutes before closing if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://drt.auctiontiger.net>, having its address at B-704, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, Contact Person: (1) Mr. Praveen Thevar, Mobile No. +919265562818/+919722778828, Email Id: support@auctiontiger.net/Praveen.thevar@auctiontiger.net.

For further details contact: Mr. Meghraj Deshmukh, Designated Officer, Edelweiss Asset Reconstruction Company Limited, Mumbai 400098. Mobile. No. 7506642534.

2. The sale will be of the property of the Defendant 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 will 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.

4. 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 conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions.

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, misstatement, or omission on this proclamation.

5. 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, misstatement, or omission on this proclamation.

6. The assets shall be auctioned as per the following details :

No. Of Lots	Description of the property	Date of Inspection	Reserve Price	EMD Amount	Increment Bid
1.	Lot No.1: Land/ Structure and Shed: 1. Gut No. 168(P) Area in Hectare 3.44, Area in Sq. Mtrs. 34400 E: Gut No. 165, 166 and 167, W: Gut No. 337, 336, 332, 330, 329, 331, 170 and 171, S: Vasholi Shiv, N: Gut No. 169, 155, 156, 2. Gut No. 322 Area in Hectare 1.21, Area in Sq. Mtrs. 12100 E: Gut No. 333, W: Gut No. 168 S : Gut No. 336, N: Gut No. 327/328, 3. Gut No. 48 Area in Hectare 2.81, Area in Sq. Mtrs. 28100 E: Gut No. 57, W: Gut No. 47 & 46, S: Gut No. 49, N: Gut No. 58. 4. Gut No. 335 Area in Hectare 0.77, Area in Sq. Mtrs. 7700 E: Gut No. 336, W: Gut No. 332, S: Gut No. 341, N: Gut No. 342, 5. Gut No. 341 Area in Hectare 0.74, Area in Sq. Mtrs. 7400, E: Gut No. 337, W: Gut No. 342 & 345, S: Gut No. 340, N: Gut No. 335 6. Gut No. 342 Area in Hectare 0.70, Area in Sq. Mtrs. 7000 E: Gut No. 341 & 335, W: Gut No. 349, S: Gut No. 345, N: Gut No. 334, 7. Gut No. 345 Area in Hectare 0.50, Area in Sq. Mtrs. 5000 E: Gut No. 340 & 341, W: Gut No. 346 (P) & 348, S: Gut No. 346 (P), N: Gut No. 342 & 344, 8. Gut No. 367 Area in Hectare 0.22, Area in Sq. Mtrs. 2200 E: Gut No. 368, W: Remaining land Gut No. 367, S: Gut No. 371, N: Gut No. 345 B. Structure: 1.E & TC Building , 8485.1 Sq. Mtr. 2. Engg. Collage Building 7580.82 Sq. Mtr. 3. Mechanical Eng. Building 4225.47 Sq. Mtr. 4. Pharmacy Faculty Building 3629 Sq. Mtr. 5. Civil Eng. Building 2960 Sq. Mtr. 6. MBA Faculty Building 2942.5 Sq. Mtr. 7. Kitchen and Dining Building 2100.78 Sq. Mtr. 8. Boys and Girls Hostel 1 1425.12 Sq. Mtr. 9. Engg. Workshop Building 1022 Sq. Mtr. 10. Boys and Girls Hostel 712.56 Sq. Mtr. 11. Substation 55.74 Sq. Mtr.	25.01.2024	Rs.55 Crores	Rs.5.50 Crores	Rs.25 Lakhs
2.	Lot No. 2: Furniture, Fixture, Electronics Items and Books: Furniture (sofa (Quantity: 40), wooden and steel cupboards (Quantity: 233), benches (Quantity: 1,306), beds (Quantity: 270), table (Quantity: 713), Dining table with granite top (Quantity: 58), chair (Quantity: 2,073), tools (Quantity: 457), wooden dias (Quantity: 13), Fixtures (water coolers (Quantity: 18), green boards (Quantity: 60), fans (Quantity: 618), clocks and watches (Quantity: 51), racks (Quantity: 18) and various kitchen appliances (Quantity: 20)), Electronic items (air conditioners (Quantity: 47), projectors (Quantity: 10), printers and scanners (Quantity: 30), xerox machines (Quantity: 10), vacuum cleaners & Dry Dust Collector (Quantity: 5), tiles clean machine (Quantity: 1) water gun machine (Quantity: 2), identity machine (Quantity: 1), cash counter machine (Quantity: 4), Lamination Machine (Quantity: 1), Fax Machine (Quantity: 1), Scrubbing Machine (Quantity: 1), desktops (Quantity: 541), refrigerators (Quantity: 13), batteries (Quantity: 90), COTV (Quantity: 48), TV (Quantity: 2), measurement tool (Quantity: 2), Ladies Sanitary Napkin Machine (Quantity: 1), Stand (Quantity: 12), Server (Quantity: 2) Books (Quantity: 14,502) mentioned as per Annexure A of the Valuation Report dated 5th January 2023.	25.01.2024	Rs.2.22 Crores	Rs.22.20 Lakhs	Rs.5 Lakhs
3	Lot No. 3: Plant and Machinery: Various heat apparatuses (Quantity: 23), compressors (Quantity: 3), calorimeters (Quantity: 2), gas flow meters (Quantity: 2), pulley systems (Quantity: 5), weight balances (Quantity: 7), drill and cutting machines (Quantity: 20), various machines in workshops (Quantity: 12), tripod stands and other equipment in various labs (Quantity: 117), mentioned as per Annexure B of the Valuation Report dated 5th January 2023	25.01.2024	Rs.1.70 Crores	Rs.17.00 Lakhs	Rs.5 Lakhs
4	Lot No. 4: Buses School Buses (10 No's)	25.01.2024	Rs.1.62 Crores	Rs.16.20 Lakhs	Rs.5 Lakhs

7. The highest bidder shall be declared to be the purchaser of any lot. 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.
8. The public at large is hereby invited to bid in the said E-Auction. The online offers alongwith EMD, is payable by way of RTGS/NEFT in the Account No. 0004103000054719, in the name of Edelweiss Asset Reconstruction Company Limited, IDBI Bank, Mumbai. IFSC Code IBKL0000004, of the Certificate Holder Bank at Mumbai. 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 alongwith EMD and the other information/details is 30.01.2024, till 4:30 p.m. The physical inspection of the immovable property mentioned herein below may be taken on 25.01.2024 between 11:00 a.m. to 4:30 p.m. at the property site.
9. The copy of the pan card, address proof and identity proof, e-mail ID, mobile no., and declaration if they are bidding on their own 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 the 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 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 30.01.2024 upto 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. from the date of auction in the said account as per details mentioned in the para-2 above.
11. The purchaser shall deposit the balance 75% of final bid amount on or before the 15th day from the date of sale of the property. If the 15th day is Sunday or any other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 2 above. In addition to the above the purchaser shall also deposit a poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs.1000/- 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 forfeited 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 bid amount and the prices for which it is subsequently sold.
13. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.
14. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS."
15. The undersigned reserves the right to accept or reject any or all bids and if found unreasonable, to postpone the auction at any time without assigning any reason.

No. Of Lots	Description of the property	Revenue assessed upon the property of 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
5.	Lot No. 1 : Land/ Structure and Shed: 1 Gut No. 168(P) Area in Hectare 3.44, Area in Sq. Mtrs. 34400 E: Gut No. 165, 166 and 167, W: Gut No. 337, 336, 332, 330, 329, 331, 170 and 171, S: Vasholi Shiv, N: Gut No. 169, 155, 156, 2. Gut No. 322 Area in Hectare 1.21, Area in Sq. Mtrs. 12100 E: Gut No. 333, W: Gut No. 168 S Gut No. 336, N: Gut No. 327/328, 3. Gut No. 48 Area in Hectare 2.81, Area in Sq. Mtrs. 28100 E: Gut No. 57, W: Gut No. 47 & 46, S: Gut No. 49, N: Gut No. 58, 4. Gut No. 335 Area in Hectare 0.77, Area in Sq. Mtrs. 7700 E: Gut No. 336, W: Gut No. 332, S: Gut No. 341, N: Gut No. 342, 5. Gut No. 341 Area in Hectare 0.74, Area in Sq. Mtrs. 7400, E: Gut No. 337, W: Gut No. 342 & 345, S: Gut No. 340, N: Gut No. 335, 6. Gut No. 342 Area in Hectare 0.70, Area in Sq. Mtrs. 7000 E: Gut No. 341 & 335, W: Gut No. 349, S: Gut No. 345, N: Gut No. 334, 7. Gut No. 345 Area in Hectare 0.50, Area in Sq. Mtrs. 5000 E: Gut No. 340 & 341, W: Gut No. 346 (P) & 348, S: Gut No. 346 (P), N: Gut No. 342 & 344, 8. Gut No. 367 Area in Hectare 0.22, Area in Sq. Mtrs. 2200 E: Gut No. 368, W: Remaining land Gut No. 367, S: Gut No. 371, N: Gut No. 345 B. Structure: 1.E & TC Building 8485.1 Sq. Mtr. 2. Engg. Collage Building 7580.82 Sq. Mtr. 3. Mechanical Eng. Building 4225.47 Sq. Mtr. 4. Pharmacy Faculty Building 3629Sq. Mtr. 5. Civil Eng. Building 2960 Sq. Mtr. 6. MBA Faculty Building 2942.5 Sq. Mtr. 7. Kitchen and Dining Building 2100.78 Sq. Mtr. 8. Boys and and Girls Hostel 1 1425.12 Sq. Mtr. 9. Engg. Workshop Building 1022 Sq. Mtr. 10. Boys and Girls Hostel 712.56 Sq. Mtr. 11. Substation 55.74 Sq. Mtr.	Not known	Not known	Not known
6.	Lot No. 2 : Furniture, Fixture, Electronics Items and Books.: Furniture (sofa (Quantity: 40), wooden and steel cupboards (Quantity: 233), benches (Quantity: 1,306), beds (Quantity: 270), table (Quantity: 713), Dining table with granite top (Quantity: 58), chair (Quantity: 2,073), tools (Quantity: 457), wooden dias (Quantity: 13), Fixtures (water coolers (Quantity: 18), green boards (Quantity: 60), fans (Quantity: 618), clocks and watches (Quantity: 51), racks (Quantity: 18) and various kitchen appliances (Quantity: 20)), Electronic items (air conditioners Quantity: 47), projectors (Quantity: 10), printers and scanners (Quantity: 30), xerox machines (Quantity: 10), vacuum cleaners & Dry Dust Collector (Quantity: 5), tiles clean machine (Quantity: 1) water gun machine (Quantity: 2), identity machine (Quantity: 1), cash counter machine (Quantity: 4), Lamination Machine (Quantity: 1), Fax Machine (Quantity: 1), Scrubbing Machine (Quantity: 1), desktops (Quantity: 541), refrigerators (Quantity: 13), batteries (Quantity: 90), CCTV (Quantity: 48), TV (Quantity: 2), measurement tool (Quantity: 2), Ladies Sanitary Napkin Machine (Quantity: 1), Stand (Quantity: 12), Server (Quantity: 2) Books (Quantity: 14,502) mentioned as per Annexure A of the Valuation Report dated 5th January 2023.			
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8.	Lot No. 4 : Buses : School Buses (10 No's)			

Given under my hand and seal of the Tribunal on this 27th day of December 2023 at Mumbai.



Sd/-
(ASHU KUMAR)
Recovery Officer, DRT-I, Mumbai