

**OMKARA ASSETS RECONSTRUCTION PVT.  
LTD. VS M/S HOTLINE CPT LTD & ORS.**

**E-AUCTION SALE NOTICE**

T.R.C. No. 68/2022

Dated: 22.05.2025

**"ORDER"**

As per my order dated 22.05.2025 the under mentioned property will be sold by e-auction sale in the matter of **OMKARA ASSETS RECONSTRUCTION PVT. LTD. VS M/S HOTLINE CPT LTD & ORS.** The auction sale will be through "online e-auction" through website: - <https://drt.auctiontiger.net>

**Date and Time of Auction:** **09.07.2025** between 03:00 PM to 04:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required).

S.No	Property particulars	Reserve price/EMD
1.	Property no. A-7, Sector-5, Nodia, Dist. Gautam Budh Nagar, Uttar Pradesh, 201301.	Rs. 10,49,27,400/-  EMD: 1,04,92,740/-

**Note:** The above mentioned property will not be sold below reserve price

**Terms & Conditions**

1. Auction/bidding shall only be through online electronic mode through the website.
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money deposit be paid by prescribed mode.
3. EMD shall be deposited by 04.07.2025 by way of DD/pay order in favour **Recovery Officer-I, DRT-III, Delhi to be deposited with Recovery Officer-I, DRT-III, Delhi in the sealed cover before 4:00PM.** EMD deposited thereafter shall not be considered for participation in the e-auction.
4. 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-III, Delhi.



Dy No. 206  
23/05/25

sd/-



5. Prospective bidder may avail online training from service provider e-auction and bidding shall take place through by M/s. E-procurement Technologies Ltd- Auction Tiger, Head Office: B-705, Wall Street II, Opp. Orient Near Gujrat College, Ellis Bridge, Ahmedabd-380006 Gujrat (India), Bidder Support M: 9265562818/9265562821/079-6813 6842/6869 Email: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) Web Portal: <http://drt.auctiontiger.net> Contact person name:- Ram Sharma (M) 8000023297.

6. Property shall remain open for inspection by prospective bidders on 01.07.2025 from 11.00 a.m. to 4.00 p.m. In case of any query & inspection of the property, intending bidder may contact Ms. Sikha Kadyan, Senior Manager Having M: 9811527752 Omkara Assets Reconstruction Pvt. Ltd. at Unit no. 206-207, Arunachal Building, Barakhamba Road, Delhi-110001. E-mail- [sasf.recovery@omkaraarc.com](mailto:sasf.recovery@omkaraarc.com).

7. Prospective bidder are advised to go through the website [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) for details terms & conditions of sale before submitting their bids.

8. The property shall not be sold below the reserve price.

9. The bidder shall improve offer in multiple of Rs. 1,00,000/-

10. The property shall be sold "As Is Where Is Basis and as is What is Basis".

11. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of LMD on being knocked down by next day i.e. by 3:00 P.M. in the said account as per detail mentioned in para 3 above. If the next day is Holiday or Sunday, then on next first office day.

12. The successful highest bidder shall deposit the balance 75% of final bid amount on or before 15<sup>th</sup> day from the date of sale of the property. If the 15<sup>th</sup> day is Sunday or other Holiday, then on the first bank working day after the 15<sup>th</sup> day by prescribed mode as stated in above para. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer-I, DRT-III @2% upto Rs. 1,000/- and @1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-III, Delhi, within the period of 15 days as stated above.

13. 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 bid amount and the price for which it is subsequently sold.

14. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.



Sd/-

15. Unsuccessful bidder/s are directed to file an application along with identity proof in the Registry of DRT-III on or before the schedule date of hearing of the RC for refund of their EMD which shall be refunded on the schedule/subsequent date of hearing of the RC accordingly.

16. There is no other detail of revenue/encumbrance or other claim against the properties in the knowledge of undersigned at this stage. However, prospective bidders are advised to make their own due diligence w.r.t dues of electricity/water/house tax bills or any other encumbrance etc., in their own interest, before deposit of EMD.

17. CH Bank to publish the e-auction notice in English as well Vernacular language in the news papers widely circulates in the area / having sufficient circulation in the locality where the property situates and CDs reside or work for gain. C.H. Bank may also give wide publicity by way of circulating Pamphlets and Beat of Drum etc. till the date of auction and submit a report to this Tribunal.

18. The counsel for CH bank is directed to authenticate the veracity of the paras hereinabove.

19. Matter be listed for filing affidavit of service of sale proclamation and for further proceedings on 10.06.2025.

DASTI.



Compared by

Ms/Mrs. Dubey

Date 23/05/25

DRT-III, Delhi

Fr copy

1. Date of Order 22/05/25
2. Date of which prepared 23/05/25
3. Date of delivery/despatch

sd-

(JAY BARDHAN)  
RECOVERY OFFICER-I  
DRT-III, DELHI

Teendera K Datta  
ASSISTANT REGISTRAR  
Debts Recovery Tribunal-III  
DELHI





**REGD.AD,DASTI,AFFIXATION ON PROPERTY AS WELL AS NOTICE BOARD OF  
DRT,BEAT OF DRUM, PUBLICATION IN NEWS PAPER**

**SALE PROCLAMATION**

**OFFICE OF THE RECOVERY OFFICER-I  
DEBTS RECOVERY TRIBUNAL-III, DELHI  
4<sup>th</sup> FLOOR, JEEVAN TARA BUILDING,  
PARLIAMENT STREET, PATEL CHOWK, NEW DELHI-110001**

T.R.C. No. 68/2022

DATED: 22.05.2025

**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 BANK AND  
FINANCIAL INSTITUTIONS ACT, 1993**

**OMKARA ASSETS RECONSTRUCTION PVT. LTD. VS M/S HOTLINE CPT LTD & ORS.**

1. Omkara Assets Reconstruction Pvt. Ltd. at Kohinoor Square, 47<sup>th</sup> Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar(West), Mumbai-40028 having branch at Unit no. 206-207, Arunachal Building, Barakhamba Road, Delhi-110001.

Vs.

**1. M/S Hotline CPT Ltd & Ors**

241 Okhla Industrial Estate Phase-III, New Delhi.

Also at:- GB A 3 Ghirongi Industrial Malanpur Bhind, Madhya Pradesh-477117.

**2. Shri Anil Gupta (Deceases)**

Through LR Shri Anuj Gupta,

Director RO 5/17 Shanti Niketan New Delhi-110021.

Also at:- 143 Sharda Vihar Colony New High Court Road City Gwalior,  
Madhya Pradesh-474011.

Also at:- D 2 Sector 8 Gautam Buddha Nagar, Uttar Pradesh-201301.

Whereas you have failed to pay the sum of **Rs.11776111170.00 (Rupees Eleven Seventy Seven Crore One Lakh Eleven Thousand One Hundred Seventy Only)** as become due from you as per Recovery Certificate drawn in OA No. 975/2018 passed by the Presiding Officer, Debts Recovery Tribunal-II, Delhi along with interest @16.50% p.a. simple from the date of filing of this **O.A., 975/2018** as per certificate.

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

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **09.07.2025 between 3.00 PM to 4.00 PM** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by M/s. E-procurement Technologies Ltd- Auction Tiger, Head Office: B-705, Wall Street II, Opp. Orient Near Gujrat College, Ellis Bridge, Ahmedabd-380006 Gujrat (India), Bidder Support M: 9265562818/9265562821/079-6813 6842/6869 Email: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) Web Portal: <http://drt.auctiontiger.net> Contact person name:- Ram Sharma (M) 8000023297





**In case of any query & inspection of the property, intending bidder may contact** Ms. Sikha Kadyan, Senior Manager Having M: 9811527752 Omkara Assets Reconstruction Pvt. Ltd. at Unit no. 206-207, Arunachal Building, Barakhamba Road, Delhi-110001. E-mail- sasf.recovery@omkaraarc.com.

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.

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.

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.

1. The description of properties, Reserve Price and EMD are as under:

S.No	Property Particulars	Reserve Price/EMD
1.	Property no. A-7, Sector-5, Nodia, Dist. Gautam Budh Nagar, Uttar Pradesh, 201301.	Rs. 10,49,27,400/- EMD: 1,04,92,740/-

The property shall not be sold below the reserve prices:

2. The amount by which the biddings are to be increased shall be **Rs. 1,00,000/- (Rupees one lakh Only)**. In the event of any dispute arising as to the amount of bid, or as to the bidder, the property shall at once be again put up to auction.

3. The highest bidder shall be declared to be the successful highest bidder. 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 by **04.07.2025 at 04:00 PM way of DD/pay order in favour of RECOVERY OFFICER-I, Debt Recovery Tribunal-III, Delhi in the sealed cover**. EMD deposited thereafter shall not be considered for participation in the e-auction.

5. 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-III, New Delhi**.





6. The successful highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day **i.e. by 3:00 P.M. in the said account as per detail mentioned in para above.**

7. The successful highest bidder shall deposit the balance **75% of final bid amount on or before 15<sup>th</sup> day** from the date of sale of the property. If the **15<sup>th</sup> day is Sunday or other Holiday**, then on the first bank working day after the 15<sup>th</sup> day by prescribed mode as stated in para 4 above. In addition to the above the successful highest bidder shall also deposit **poundage fee with RECOVERY OFFICER-I, DRT-III @2% upto Rs. 1,000/- and @1% of the excess of said amount of Rs. 1,000/- through DD in favour of The Registrar, DRT-III, Delhi.**

8. Property shall remain open for **inspection by prospective bidders on 01.07.2025 from 11.00 a.m. to 4.00 p.m.** Aforesaid authorized officer will make necessary arrangement for inspection by the prospective buyers.

9. In case of default of payment within the prescribed period, the property shall be resold, 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 successful highest bidder shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

10. The property is being sold on **"AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"**.


11. 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.

12. There is no detail of revenue/encumbrance or claim against the properties in the knowledge of undersigned at this stage. However, prospective bidders are advised to make their own due diligence w.r.t dues of electricity/water/house tax bills or any other encumbrance etc., in their own interest, before deposit of EMD.

13. Unsuccessful bidder/s are directed to file an application along with identity proof in the Registry of DRT-III on or before the next schedule date of hearing of the RC for refund of their EMD which shall be refunded on the schedule/subsequent date of hearing of the RC accordingly.

14. CH Bank is directed to authenticate and check the veracity of details given herein.

Given under my hand and seal on this **23<sup>rd</sup> May, 2025.**

  
(JAY BARDHAN)  
RECOVERY OFFICER-I  
DRT-III, Delhi

