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SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL-III, DELHI

4th Floor, Jeevan Tara Building, Parliament Street,
Patel Chowk New Delhi-110001

RC/7/2024 **DATED: 30.06.2025**

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

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

AND OR SVS. MS KLG SYSTEL LTD AND ORS

CD No. 1. KLG Systel Ltd. (Borrower & Mortgagor) In Liquidation Through Official Liquidator Attached to Punjab and Haryana High Court, Corporate Bhawan, Plot No. 4-B, 2nd Floor, Sector 27-B, Madhya Marg, Chandigarh - 160 019

Having its registered Office at : Unit 3-6, Tower-a, Ground Floor, Unitech Business Park, F Block, South City-I, Sector- 41, Gurgaon - 122 001.

CD#2 Sh. Kumud Goel :-G3/18 DLF Phase - I, Gurgaon Haryana

CD#3 Smt Pushplata Goel :-Legal Heir of Late Sh K L Goel, G3/18 DLF Phase - I, Gurgaon Haryana

CD#4 Smt Upasana Goel :-G3/18 DLF Phase - I, Gurgaon

CD#5 Smt Aditi Goel :-G3/18 DLF Phase - I, Gurgaon

CD#6 Smt Ritu Goel :-G3/18 DLF Phase - I, Gurgaon

CD#7 M/S Vasudha Computers Pvt Ltd :-G3/18 DLF Phase - I, Gurgaon

Whereas you has/ have failed to pay the sum of **Rs.5052995872.25/- (Rupees Five hundred Five Crore twenty Nine lakh Ninety Five Thousand Eight Hundred Seventy Two and Paise Twenty Five Only)** has become due from you as per **Recovery Certificate drawn TA No.244/2022** passed by the **Presiding Officer, Debts Recovery Tribunal-III,** Delhi along with **interest @ 10%** simple from the date of filing of the T.A. till realization and also costs payable 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 **12.08.2025 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 service provider by E-procurement Technologies Ltd, B-704, Wall Street-2, Opposite Orient Club, Near Gujarat College Ellibidge. Ahmadabad-380006. email: **support@auctiontiger.net** Website: **https://drt.auctiontiger.net**

In case of any query & inspection of the property, intending buyer may contact: Contact person Mr. Meghraj Deshmukh, Authorized Signatory Mob. No. 7506642534 email: Meghraj.Deshmukh@edelweissarc.in

The sale 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-stat mentor omission in this proclamation.

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

SrNo	Property Description	Reserve Price/ EMD
1	Property located at Office 301,3rd Floor, Plot No.67, Pujit Plaza, Sector-11, CBD Belapur, Navi Mumbai, which has a land area of 1840 sq. ft.	**Reserve:** Rs.2,46,33,000/- (Rupees Two Crores Forty Six Lakhs Thirty Three Thousand Only) **EMD:** Rs.**24,63,300/-**

The properties shall not be sold below the reserve price:

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 bid1 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 purchaser. 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 **08.08.2025 at 4:00 PM** by way of DD/pay order in favour **RECOVERY OFFICER-II, Debts Recovery Tribunal-III, Delhi with RECOVERY OFFICER-II, DRT-III, Delhi**. 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 email or otherwise by the said date and hard copy shall be submitted before the **RECOVERY OFFICER-II, DRT-III, New Delhi.**
6. 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 3:00 P.M. in the said account as per detail mentioned in para above.
7. The purchaser shall deposit the balance 75% of final bid amount on or before 15thday from the date of sale of the property. If the 15th day is Sunday or other Holiday then on the first bank working 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 with **RECOVERY OFFICER-II, 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 **04.08.2025 from 11.00a.m. to 4.00 p.m.**
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 purchaser 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. Following are the 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 water/house tax bills or any other encumbrance etc., in their own interest, before deposit of EMD.

Sr No	Nam fo the Authority	Amount
1.	Maharashtra State Electricity Distribution Co.Ltd.	Rs. 9,030/-
2.	Navi Mumbai Municipal Corporation	Rs. 10,28,332/-

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

Given under my hand and seal on this **30.06.2025**

SEAL

(NISHITOSH UMAR PANDEY)
RECOVERY OFFICER-II,
DRT-III, DEIHI)