

T.R.C. No. 334/2023

**SALE PROCLAMATION**

**IREDA V/S M/S M/S OCHA PINE FUEL PVT. LTD.**

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

- CD#1 M/S Ocha Pine Fuel Pvt. Ltd., Through Shri Amarnath Danush (Director), Plot No. 16- 17, 18 and 19, Phase II, Village Ghorab, Industrial Area, Nagrota- Bhagwan, Distt. Kangra - 176 047, Himachal Pradesh.
- CD#2 Shri Amarnath Danush (Director), S/O Shri Sunka Ram, Village Ocha. P.O. Masal, Tehsil and Distt. Kangra - 176 047, Himachal Pradesh.
- CD#3 Smt. Sarla Devi Dhanush, Director, W/O Shri Amarnath Danush, Village Ocha, P.O. Masal, Tehsil and Distt. Kangra- 176 047, Himachal Pradesh.

Whereas as per Transfer Recovery Certificate No. 334/2023 dated 09.11.2016 drawn by the Presiding Officer, Debts Recovery Tribunal - I mentioning a sum of **Rs.1,18,22,906/- (Rs. One Crores Eighteen Lacs Twenty Two Thousand Nine Hundred Six only)** has become due from you as per the ibid Recovery Certificate drawn in OA No. 20/2012 by the Presiding Officer, Debts Recovery Tribunal - I, Delhi. The applicant is entitled to recover a sum of **Rs. 1,17,02,906/- (Rs. One Crores Seventeen Lacs Two Thousand Nine Hundred Six only)** from the CDs jointly and / or severally alongwith future interest @ 10.50% p.a. from 27.01.2012 onwards until recovery for Rs 1,20,000/- (amount recoverable as on 30.09.2025 is Rs. 5,36,74,538/-).

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

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 M/s. E-procurement Technologies Limited- Auction Tiger, B-704, Wall Sheet - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India) Contact Person: Mr. Praveen Kumar Thevar, Contact No. 9722778828 Email ID: praveen.thevar@auctiontiger.net, http://drt.auctiontiger.net on 13.08.2026 between 03.00 p.m. to 04.00 p.m. with extensions of 5 minutes duration after 04:00 PM, 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.

*Vaatsalya*  
20/6/26

7.2 The Reserve Price below which the property shall not be sold is:

| Lot No. | Description of Property                                                                                                                                                                 | Reserve Price (In Rs.) | Earnest Money Deposit (EMD) (In Rs.) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------|
| 1.      | Property bearing Plot no 16-17, 18 and 19, Phase-II Village Ghorab, Industrial Area, Nagrota- Bhagwan District Kangra-176047, Himachal Pradesh.                                         | 99,00,000/-            | 9,90,000/-                           |
| 2.      | Machines of M/s Ocha Pine Poles Private Ltd. situated at Plot no. 16-17, 18 and 19, Phase-II Village Ghorab, Industrial Area, Nagrota- Bhagwan District Kangra-176047, Himachal Pradesh | 4,00,000/-             | 40,000/-                             |

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., and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, latest by **11.08.2026 before 4.00 PM** in the Office of the Recovery Officer-II, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **03.00 PM to 04.00 PM on 13.08.2026**. In the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. 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. 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.2,00,000/- (Rupees Two Lac Only)** in respect of Lot no.1 and **Rs.50,000/- (Rupees Fifty Thousand Only)** in respect of Lot no. 2.

7.5 The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi**, 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, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No. 334/2023 by next bank working day i.e. by **04.00 PM** with this Tribunal.

7.7 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No. 334/2023, the balance 75% of the sale proceeds before the Recovery Officer-II, 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 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.

8 The property is being sold on "**AS IS WHERE IS BASIS**" & "**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.



*Vaatsalya*  
20/8/26

| SCHEDULE OF PROPERTY |                                                                                                                                                                                         |                                                        |                                                        |                                                                                                                              |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Sl. No.              | 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 |
| 1                    | Property bearing Plot no. 16-17, 18 and 19, Phase-II Village Ghorab, Industrial Area, Nagrota- Bhagwan District Kangra-176047, Himachal Pradesh.                                        | Not known                                              | Not known                                              | Not known                                                                                                                    |
| 2                    | Machines of M/s Ocha Pine Fules Private Ltd. situated at Plot no. 16-17, 18 and 19, Phase-II Village Ghorab, Industrial Area, Nagrota- Bhagwan District Kangra-176047, Himachal Pradesh | Not Known                                              | Not Known                                              | Not Known                                                                                                                    |

Given under my hand and seal on 20.06.2026.

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



*23/6/26*  
 SECTION OFFICER  
 DRT-II, DELHI