

2386



**OFFICE OF THE RECOVERY OFFICER – II  
DEBTS RECOVERY TRIBUNAL – II, DELHI  
4<sup>TH</sup> FLOOR, JEEVAN TARA BUILDING,  
PARLIAMENT STREET, NEW DELHI-110001**

RC No. 102/2018

Date: 06.02.2023

In the matter of:-

KOTAK MAHINDRA BANK VS M/S HINDON RIVER MILLS AND OTHER

To,

The Sub-Registrar-I  
Ghaziabad.

We wish to inform you that SRSD Buildcon Venture IIP (PAN No. AFCFS8812D) registered office at 4<sup>TH</sup> Floor, A-15, Sector 136, Noida, Uttar Pradesh through its authorized signatory Dharendra Gautam S/o Sh. Yogendra Gautam (PAN No. AJHPG7230N) has purchased for a sum of Rs. 201,25,00,000/- (Rs. Two hundred and one Crore Twenty Five Lakh Only) the immovable property Mortgaged Land measuring 18.20 acres/19.53 hectares, situated at NH24, Dasna Ghaziabad, Near Dasna Toll Eastern Peripheral Expressway District Ghaziabad UP owned by M/s Hindon River Mills in a sale held by E auction on 19.10.2023 in execution of RC NO. 102/2018 in OA No. /2015 drawn by the Hon'ble Presiding Officer, DRT-II, Delhi. A Sale certificate confirming the sale of the aforesaid immovable property has been issued by this forum on 28.11.2023.

An original copy of the sale Certificate is attached herewith for your kind perusal and registering the same in Book No 1 under section 89 (4) of the Indian Registration Act, 1908.

(Dattatrey Bajpayee)  
Recovery Officer-II  
DRT-II Delhi

BAJPA...  
Debt Recovery Tribunal-II  
4th Floor, Jeevan Tara Building  
Parliament Street, New Delhi





**FORM NO. 20**

**OFFICE OF THE RECOVERY OFFICER-II  
DEBTS RECOVERY TRIBUNAL-II, DELHI**  
4th Floor, Jeevan Tara Building, Parliament Street,  
New Delhi-110001.  
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**CERTIFICATE OF SALE OF IMMOVEABLE PROPERTY UNDER RULE 65 OF THE SECOND  
SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO  
BANKS AND FINANCIAL INSTITUTIONS ACT, 1993.**

**RC No. 102/2018**

*In the matter of:*


**KOTAK MAHINDRA BANK VS M/S HINDON RIVER MILLS LTD.**

**SRSD Buildcon Venture LLP (PAN No. AFCFS8812D) registered office at 4<sup>th</sup> Floor, A-15, Sector-136, Noida, Uttar Pradesh-201301 through its authorized signatory Sh. Dharendra Gautam, S/o Sh. Yogendra Gautam (PAN no. AJHPG7230N) has purchased for a sum of Rs.201,25,00,000/- (Rs. Two Hundred One Crores Twenty Five Lakhs Only) the immovable property specified below at a sale held by E-Auction on 19.10.2023 of the under-mentioned immovable property in execution of Recovery Certificate No.102/2018 in OA NO. 281/2015 drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, New Delhi for recovery of debts from M/s Hindon River Mills Ltd. and that the said sale has been confirmed by the undersigned and became absolute on 28.11.2023.**

**SPECIFICATION OF PROPERTY**

Mortgaged land (admeasuring 48.26 acres/ 19.53 hectares, details of the plot/khasra number and area be seen at Annexure A) situated at NH-24, Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway Dist. Ghaziabad UP owned by Hindon River Mill.

Given under my hand and seal of this Tribunal at this day the **November 28<sup>th</sup>, 2023.**

  
(Dattatrey Bajpayee)  
**RECOVERY OFFICER-II  
DRT-II, DELHI**

Copy to:-

1. **The Auction-purchaser.**
2. **The Sub Registrar concerned**
3. **Copy for Record.**





PLOT/ KHASRA	AREA IN ACRE	AREA IN HECTARE
1854	1.19	0.481
1858	0.06	0.025
1859	0.54	0.217
1861	0.80	0.324
1884K	0.16	0.063
<b>TOTAL A</b>	<b>2.74</b>	<b>1.11</b>
PLOT/ KHASRA		
1879	0.63	0.253
1889	0.16	0.063
<b>TOTAL B</b>	<b>0.78</b>	<b>0.316</b>
PLOT/ KHASRA		
1884	0.20	0.082
1885	0.62	0.25
<b>TOTAL C</b>	<b>0.82</b>	<b>0.332</b>
PLOT/ KHASRA		
1878	0.41	0.164
1880	0.85	0.342
1882	0.45	0.182
1883	1.53	0.62
1886	1.19	0.481
1887	0.34	0.139
1888	0.85	0.342
1890	1.25	0.506
1891	0.91	0.367
1892	0.61	0.246
1893	2.00	0.808
1877 K	1.59	0.645
<b>TOTAL D</b>	<b>11.96</b>	<b>4.842</b>
PLOT/ KHASRA		
1841	0.35	0.142
1848	0.28	0.115
1849	0.14	0.058
1850	0.59	0.24



*[Handwritten signature]*





1853	0.78	0.316
1862	0.97	0.392
1863	0.69	0.278
1864	0.56	0.228
1865	0.34	0.139
1866	0.50	0.202
1867	0.19	0.075
1868	0.38	0.154
1881	0.15	0.062
1851 KHA	0.53	0.251
1840 K	0.19	0.076
1852 KHA	0.22	0.089
1874 KHA	0.56	0.228
1875 KHA	0.59	0.24
<b>TOTAL E</b>	<b>8.03</b>	<b>3.249</b>
PLOT/ KHASRA		
1869	0.06	0.025
1876 K	11.75	4.757
1839 K	9.34	3.78
<b>TOTAL F</b>	<b>21.15</b>	<b>8.562</b>
PLOT/ KHASRA		
1871	0.50	0.202
1872	0.53	0.215
1873	0.41	0.164
1874 K	0.28	0.114
1875 K	0.25	0.101
1877 KHA	0.06	0.025
1852 ENA	0.34	0.139
1851 K	0.22	0.089
1840 K	0.19	0.076
<b>TOTAL H</b>	<b>2.78</b>	<b>1.125</b>
<b>GRAND TOTAL (A+B+C+D+E+F+H)</b>	<b>48.26</b>	<b>19.536</b>



*[Handwritten signature]*







**FORM NO. 18**  
**OFFICE OF THE RECOVERY OFFICER-II**  
**DEBTS RECOVERY TRIBUNAL-II, DELHI**  
4th Floor, Jeevan Tara Building, Parliament Street,  
New Delhi-110001.  
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**ORDER OF CONFIRMATION OF SALE OF IMMOVEABLE PROPERTY UNDER RULE 63(1) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT (RDDBFI), 1993**

RC No 102/2018

In the matter of:

**KOTAK MAHINDRA BANK VS M/S HINDON RIVER MILLS LTD.**

SRSD Buildcon Venture LLP (PAN No. AFCFS8812D) registered office at 4<sup>th</sup> Floor, A-15, Sector-136, Noida, Uttar Pradesh-201301 through its authorized signatory Sh. Dharendra Gautam, S/o Sh. Yogendra Gautam (PAN no. AJHPG7230N) has purchased for a sum of Rs.201,25,00,000/- (Rs. Two Hundred One Crores Twenty Five Lakhs Only) the immovable property specified below at a sale held by E-Auction on 19.10.2023 in execution of recovery certificate No. 102/2018 in OA No. 281/2015 drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, New Delhi for recovery of arrears from M/s Hindon River Mills Ltd.

Since no application under Rules 60, 61 and 62 of the Second Schedule of the Income Tax Act, as applicable to RDB Act is pending for setting aside the auction sale, the said sale is hereby confirmed.

**SPECIFICATION OF PROPERTY**

Mortgaged land (admeasuring 48.26 acres/ 19.53 hectares, details of the plot/khasra number and area be seen at Annexure A) situated at NH-24, Dasna Ghaziabad, Near Dasna Toll-Eastern Peripheral Expressway Dist. Ghaziabad UP owned by Hindon River Mill.

Given under my hand and seal of this Tribunal at this day the November 28<sup>th</sup> 2023.

(Dattatrey Bajpayee)  
RECOVERY OFFICER-II  
DRT-II, DELHI

Copy to:-

1. The Auction-purchaser,
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<b>GRAND TOTAL (A+B+C+D+E+F+H)</b>	<b>48.26</b>	<b>19.536</b>



*Asly...*



आवेदन सं०: 202400739062609

बही संख्या 1 जिल्द संख्या 21193 के पृष्ठ 399 से 412 तक क्रमांक 8386 पर  
दिनांक 08/07/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



वन्दना . चौधरी  
उप निबंधक : सदर प्रथम  
गाजियाबाद  
08/07/2024

