

SALE PROCLAMATION

MM TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD. AND ANR SBI (v. SBBJ) Vs

INDIAN TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD., REGD. OFFICE AT: A-27, SECOND FLOOR,
MUNJAH COOPERATIVE INDUSTRIAL AREA, PHASE-1, MATHURA ROAD, NEW DELHI-110044

(C.D.) MADHUR MITTAL S/O LATE H.C. MITTAL, R-13, GREATER KAILASH PART-I, NEW DELHI-110048

(C.D.) SUMIT MITTAL S/O LATE H.C. MITTAL, R-13, GREATER KAILASH PART-I, NEW DELHI-110048

YINTRAJ KUMARI MITTAL W/O LATE H. C. MITTAL, R/O E-323, KAMLA NAGAR, AGRA, U. P.
ALSO AT: R-13, GREATER KAILASH PART-1, NEW DELHI-110048

(C.D.) RMS CLUB & RESORTS PVT. LTD., REGD. OFFICE AT: 29, GDX HOUSE, IV FLOOR, SANT NAGAR,
NEW DELHI.
ALSO AT: R-13, GREAT RAIL ASH PART-1, NEW DELHI 110048

The undermentioned Property will be sold by Public E-auction on sale on 25th Day of March, 2026 for recovery of Rs. 2,95,66,343.00 Rupees, Two Crores Ninety-Five Lacs, Twenty-Six Thousands Three Hundred Fourteen and Fifty Eighty one paise only. It will be liable to pay Recovery Certificate issued by Hon'ble Presiding Officer, Debt Recovery Tribunal, Chennai, if any, from M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

DESCRIPTION OF PROPERTY

No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulters and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
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1	2	3	4	5	any other known particulars bearing on its nature and value.	7	8
1.	Details of the Mortgaged property (S.No.F) All that piece of land acquired vide Original registered Sale Deed No. 1074 dated 21/04/2006 executed by Mrs. Nathia, Mr. Deverder in favour of M/s. R.M.S. Club & Resorts Pvt. Ltd. through its Authorised Signatory Rajiv Gupta in respect of plot of land admeasuring 9 Kanal 0 Maria, which is 1/3 (S. 4. h) share i.e. 9 Kanal 0 Maria out of 45 Kanal 0 Maria comprised in Khewat No.171, Khata No.195 Rect. No.28 Killa 3/1 (4-6 prime n 16), 3/2 * (3-4) and Khata No. 197, Rect. No. 28 Killa No. 4(8-0), 6/2 * (5-7) and Khewat No. Khata No. 199, Rect. No. 28 Killa No. 2(7-13), 7/1 (2-13) 7/2(5-7), 8(8-0) situated in village Faridpur, Tehsil and Jila Faridabad, (Haryana). Details of the Mortgaged property (S.No.F) All that piece of land acquired vide Original registered Sale Deed No. 855 dated 18/04/2006	Not known	Not known	No	Plot known	Rs.4,72,69,135/-	Rs.47,26,913/-
						Rs.4,74,96,013/-	Rs.47,49,609/-



9. The bidder shall improve offer in multiples of Rs. 2,00,000/- during entire auction process.
10. The property shall be sold "AS IS WHERE BASIS" and shall be subject to all encumbrances and conditions as published on the official website of the e-auction agency.
11. The highest bidder shall have to deposit 25% of his final bid amount after deduction of T.D.F. already paid to Wallet Bank Asset Auction Network (BAAANET) <http://bbaanet.com> by 4:00 P.M. through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C T.R.C. No. 2827/2022.
12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C T.R.C. No. 1668/2022. In addition to the above, the purchaser shall also deposit poundage fee of 1% on total sale consideration money (plus Rs. 10) through DD in favour of The Registrar, RTI, Delhi. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Delhi.
13. In case of default of payment within the prescribed period, the deposit after deduction of T.D.F. of the successful bidder, if the undersigned thinks fit, be forfeited to the Government account and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, when the resale is successful, the purchaser shall also be liable to make good of any shortfall in difference between the final bid amount and the price for which it is subsequently sold.

14. Schedule of auction is as under:

Service of notice by all modes	25-02-2026	
Inspection of property	09-03-2026	From 1:00 pm to 4:30pm
Last date of receiving both physical bids accompanied proof of earnest money and uploading documents of auction agency portal	23-03-2026	Up to 05.00 am
Date and Time of E-Auction:	24-03-2026	Between 12:00 Noon to 1:00 pm (with an extension clause of 5 minutes till auction completes)

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

Issued under my hand and seal of this Tribunal on this 16th day of February, 2026.



Signature
18/02/2026
S O'Neil, Registrar/Registrar
DRT-I DELHI

RAVINDER KUMAR T. KISHOR
RECOVERY OFFICER
DRT-I DELHI

executed by Mr. Girraj Singh, Mrs. Dhooops in favour of Mr. RMS Club & Resorts Pvt. Ltd. through its Authorised Signatory Rajiv Gupta in respect of plot of and admeasuring 9 Kanal 0 Maria, which is 1 5th primest share i.e. 3 Kanal 0 Maria out of 45 Kanal 0 Maria comprised in Khewat No. 171, Khata No. 125 Rect. No. 28 Killa 3/1 (4-16), 2/1 (3-4) and Khata No. 147, Rect. No. 28 Killa No. 118-0, 6/2 (5-7) and Khewat No. 171, Khata No. 199, Rect. No. 28 Killa No. 2/2 (13-7) (1-2-13) 7/2 (5-7) (18-0) situated in village Faridpur, Tehsil and Jila Faridabad (Haryana).

Auction/Bidding shall only be through online electronic mode through the e-auction website i.e. <http://baanknet.com>

The interested bidder 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 is deposited in prescribed mode being

EMD shall be deposited latest by till 05:00 PM on 23.03.2026 in Wallet Bank Asset Auction Network (BAANKNET) <http://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.

In addition to these, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/authority of the company and the Receipt/Counter File of such deposit should reach to the said service provider through auction website by uploading softcopies on or before till 05:00 PM on 23.03.2026 and also hard copies of receipt of EMD deposit receipts should reach at the Office of Recovery Officer-I, DRT-I, Delhi by 23.03.2026. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective bank of such bidders through the same mode of payment.

5. Prospective bidders may avail online training from service provider

Name of Service Provider	Bank Asset Auction Network (BAANKNET)
Helpline E-mail Address	Support.BAANKNET@psbfinance.com
Bank Officer	Mr. Prakash Kumar (Chief Manager) (M) 9810619975, sbi 515216@sbi.co.in

6. Prospective bidders are advised to visit website <http://baanknet.com> for detailed terms & conditions and procedure of sale before participating in the sale.

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

8. The property shall be sold in G.T. with Reserve Price as mentioned above lot.

