

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-I, DELHI
4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI - 110001

SALE PROCLAMATION

TNO-1068/2022

SBI (e-SBBJ) Vs
M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD. AND ANR.

PROCLAMATION OF SALE UNDER RULE 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.

(CD1) M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD., REGD. OFFICE AT: A-27, SECOND FLOOR,
MOHAN COOPERATIVE INDUSTRIAL AREA, PHASE-1, MATHURA ROAD, NEW DELHI-110044

ALSO AT: R-13, GREATR KAILASH PART - 1, NEW DELHI-110048 THROUGH OFFICIAL LIQUIDATOR
ATTACHED TO THE HIGH COURT OF DELHI. OFFICE OF THE OFFICIAL LIQUIDATOR, LOK NAYAK BHAWAN,
8TH FLOOR, KHAN MARKET, NEW DELHI-110003

(CD2) MADHUR MITTAL S/O LATE H. C. MITTAL, R-13, GREATR KAILASH PART -1, NEW DELHI-110048

(CD3) SUMIT MITTAL S/O LATE H. C. MITTAL, R-13, GREATR KAILASH PART-1, NEW DELHI-110048

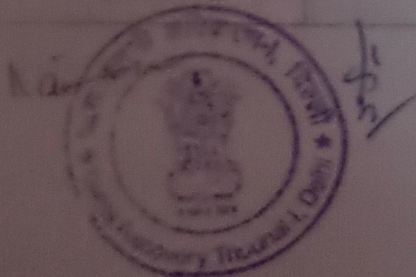
(CD4) RAJ KUMARI MITTAL W/O LATE H. C. MITTAL, R/O E-323, KAMLA NAGAR, AGRA, U. P.
ALSO AT: R-13, GREATR KAILASH PART-1, NEW DELHI-110048

(CD5) M/S RMS CLUB & RESORTS PVT. LTD., REGD. OFFICE AT: 29, GDX HOUSE, IV FLOOR, SANT NAGAR,
NEW DELHI.
ALSO AT: R-13, GREATR KAILASH PART-1, NEW DELHI-110048

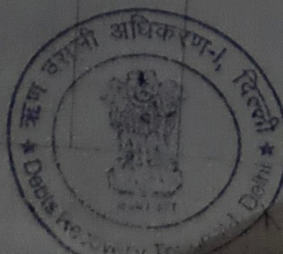
The under mentioned property will be sold by Public E-auction sale on 25th Day of March, 2026 for recovery of
sum of Rs. 2,95,26,314.80 Rupees Two Crores Ninety-Five Lacs, Twenty-Six Thousands Three Hundred Fourteen
and Paise eighty only) plus interest & cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer,
(CD1) of above amount already mentioned, if any, from M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

DESCRIPTION OF PROPERTY

No. of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter 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 holder 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. Devender 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 / (S ^ 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 - ^ 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.I) All that piece of land acquired vide Original registered Sale Deed No. 855 dated 18/04/2006	Not known	Not known	No	Not known	Rs.4,72,69,135/-	Rs.47,26,913/-
						Rs.4,74,96,033/-	Rs.47,49,609/-



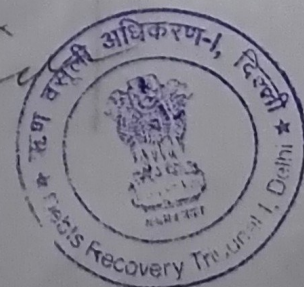
executed by Mr. Girraj Singh, Mrs. Dhoopo in favour of M/s R.M.S. Club & Resorts Pvt. Ltd. through its Authorised Signatory Rajiv Gupta in respect of plot of land admeasuring 9 Kanal 0 Maria, which is 1 /5th primeth share i.e. 9 Kanal 0 Maria out of 45 Kanal 0 Maria comprised in Khewat No.171, Khata No.195 Rect. No.28 Killa 3/1 (4-16), 3/2 * (3 - 4) and Khata No. 197, Rect. No. 28 Killa No. 4(8-0), 6/2 * (5 - 7) and Khewat No. 173. 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).

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

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 is deposited in prescribed mode below.
3. EMD shall be deposited latest by till 05:00 PM on 23.03.2026 in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.
4. In addition to above, 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/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 05:00 PM on 23.03.2026 and also hard copies alongwith EMDs 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 accounts of such bidders through the same mode of payment.
5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank officer	Mr. Prakash Kumar (Chief Manager) (M) 9810619975 , sbi.51521@sbi.co.in

6. Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
7. The property shall not be sold below the reserve price.
8. The property shall be sold in 01 lot, with Reserve Price as mentioned above lot.



9. The bidder shall improve offer in multiples of Rs. 2,00,000/- during entire auction period.
10. The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms 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 adjustment of EMD already paid in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> by immediate next bank working day 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 @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Registrar, DRT-I, 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 the expenses of the sale may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, 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. 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 4:00pm |
| Last date of receiving both physical bids alongwith proof of earnest money and uploading documents of auction agency portal | 23.03.2026 | Up to 05:00pm |
| Date and Time of E-Auction: | 25.03.2026 | Between 12:00 Noon to 1:00 pm (with auto 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 e-auction without assigning any reasons.
- Issued under my hand and seal of this Tribunal on this 16th day of February, 2026.



RAVINDER KUMAR TOMAR
RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL - I, DELHI

Received True Copy
16/02/2026
S.O./Asst. Registrar/Bagdar
DRT-I DELHI