

DASTI COPY
DRT-II, DELHI



E-AUCTION SALE NOTICE

T.R.C. No.12/2022

Dated: 01.06.2026

UNITED BANK OF INDIA V/S A.D. ASSOCIATES

"O R D E R"

As per my order dated 01.06.2026, the under mentioned property will be sold by public e-auction sale on 12.08.2026 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website
<https://baanknet.com>

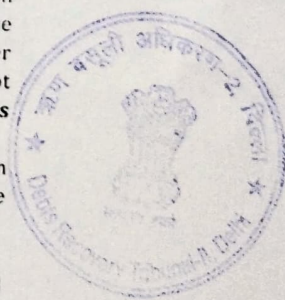
Date and Time of Auction: 12.08.2026 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04:00 PM, if required)

DESCRIPTION OF PROPERTY

Lot No.	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1	House No. KH-162, Block-H, Kavi Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P)	3,65,00,000/-	36,50,000/-
2	Property No. 112, Block-F, Nehru Nagar-III, Tehsil & Distt. Ghaziabad UP	2,10,00,000/-	21,00,000/-

TERMS AND CONDITIONS

1. The auction sale will be "online through e-auction" through website portal: <https://baanknet.com>.
2. The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-II, DRT-II, Delhi-A/c T.R.C. No. 12/2022" or through RTGS in A/c No. 833400317118A IFSC Code: PUNB0833400 Bank- Punjab National Bank. The said Demand Draft/Pay Order qua EMD, alongwith self-attested copy of identity (voter I-card/driving license/passport), which should contain the address for future communication, and self-attested copy of PAN card, 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, **must reach the Office of the Recovery Officer-II, DRT-II, Delhi latest by 10.08.2026 before 4.00 PM**. 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. The EMD or original proof of EMD received thereafter shall not be considered. **In addition, the bid form annexed duly filled should also reach as per the aforesaid timing.**
3. The envelope containing EMD or original proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "TRC No.12/2022".
4. The property is being sold on "as is where is basis" & "as is what is basis".
5. The bidders are advised to go through the portal <https://baanknet.com> for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings and/or contact **Sh. Vipul Kumar, Authorized officer, Email ID: cs8334@pnbi.co.in, Mobile No. 7541817044**.
6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, after deposit of EMD, which is mandatory for bidding in the above e-auction, from <https://baanknet.com> M/s PSB Alliance Pvt. Ltd. registered office at Unit 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal Wadala East Mumbai-400034, Email ID: support.banknet@psballiance.com.



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7. The interested bidders may avail online training on e-auction, after deposit of EMD, from <https://baanknet.com> M/s PSB Alliance Pvt. Ltd. registered office at Unit 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal Wadala East Mumbai-400034, Email ID: support.banknet@psballiance.com.
8. The prospective buyer may inspect the site on 21.07.2026 and 22.07.2026 from 10.30 AM to 04.00 PM.
9. Only those bidders holding valid user ID & Password and confirmed payment of EMD through demand draft/pay order shall be eligible to participate in on line e-auction.
10. The interested bidders, who have submitted their bids not below the reserve price by 10.08.2026 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 12.08.2026. 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.
11. The bidders shall improve their offer in multiples of Rs.2,00,000/- (Rupees Two Lac Only) for each lot respectively.
12. 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.
13. 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. 12/2022 by next bank working day i.e. by 04.00 PM with this Tribunal.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No. 12/2022, 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). 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.
15. CHFI/CH Bank is directed to serve the Sale proclamation on CDs through Dasti, speed post, courier and by affixation at the conspicuous part of the property and by beat of drum in its vicinity and a copy of the same be placed on the notice board of the Tribunal.
16. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
17. CHFI/CH Bank is directed to confirm the publication of advertisement in the Newspapers and original proofs of the publication be filed before next date of hearing.
18. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

SCHEDULE OF PROPERTY

S. 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.	House No. KH-162, Block- H, Kavi Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P)	Not known	Not known	Not known
2.	Property No. 112, Block-E, Nehru Nagar-III, Tehsil & Distt. Ghaziabad UP	Not known	Not known	Not known

Matter be listed on 01.07.2026 for filing affidavit of service of E-auction sale notice with proofs of service (including track results qua speed post and courier) and dasti, original proofs of publication in newspapers and wider publicity including website for the purpose of e-auction.

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



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

SALE PROCLAMATION

T.R.C. No. 12/2022

UNITED BANK OF INDIA V/S A.D. ASSOCIATES

**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 A.D. Associates
Through its partners
Reg. Office 331, Pandav Nagar
B.S. Road Industrial Area Ghaziabad, UP.
- CD#2 Mr. Arun Verma
(Partner M/s. A.D. Associates)
S/o Sh. Ram Kishore Verma
KH-162, H- Block Kavi Nagar, Ghaziabad
- CD#3 Mr. Sanjay Batra
(Partner A.D. Associates)
S/o Sh. Tilak Raj Batra
III-E-112, Nehru Nagar, Ghaziabad, UP.
- CD#4 Mrs. Divya Verma
W/o Sh. Arun Verma
(Guarantor Cum Mortgagor)
KH-162, H- Block Kavi Nagar, Ghaziabad
Also at:
H-195, Block-H, Sector Alpha-II,
Greater Noida, Distt. G.B. Nagar, UP/
- CD#5 Sh. Ram Kishore Verma
since deceased represented through
(a) Ms. Kamlesh Verma (wife), R/o KH-162
Kavi Nagar, Ghaziabad Uttar Pradesh-
201001
(b) Late Sh. Tarun Verma (Son), Since
deceased through his legal heirs
(i) Smt. Shivani Verma (Wife),
R/o KH-162 Kavi Nagar,
Ghaziabad Uttar Pradesh-
201001.
(ii) Sh. Aditya Verma (Son),
R/o KH-162 Kavi Nagar,
Ghaziabad Uttar Pradesh-
201001.
(iii) Urvashi Verma (Daughter), R/o
KH-162 Kavi Nagar, Ghaziabad
Uttar Pradesh-201001.
(c) Ms. Neetu Mathur (Daughter) W/o Late
Mr. Sanjeev Mathur, R/o L-101, Ground
Floor Sector-23, Raj Nagar, Ghaziabad,
Uttar Pradesh-201001.
- CD#6 Mrs. Asha Batra
(Guarantor cum Mortgagor)
W/o Sh. Tilak Raj Batra
III-E-112, Nehru Nagar, Ghaziabad UP.



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Whereas as per Transfer Recovery Certificate No. 12/2022 dated 05.08.2017 drawn by the Presiding Officer, Debts Recovery Tribunal-I mentioning a sum of **Rs.4,32,47,822.46/- (Rs. Four Crores Thirty Two Lacs Forty Seven Thousand Eight Hundred Twenty Two & Paise Forty Six only)** has become due from you as per the ibid Recovery Certificate drawn in OA No. 83/2016 by the Presiding Officer, Debts Recovery Tribunal - I, Delhi. The applicant is entitled to recover a sum of **Rs.4,32,47,822.46/- (Rs. Four Crores Thirty Two Lacs Forty Seven Thousand Eight Hundred Twenty Two & Paise Forty Six only)** from the CDs jointly and / or severally with pendente lite future interest @ 13% p.a. from 31.03.2015 onwards until recovery for **Rs.1,50,000/- (Rs.9,71,95,890.63 as on 26.09.2025)**.

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 <https://banknet.com> M/s PSB Alliance Pvt. Ltd. registered office at Unit 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal Wadala East Mumbai-400034, Email ID: support.banknet@psballiance.com **on 12.08.2026 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.

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	House No. KH-162, Block-II, Kavi Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P)	3,65,00,000/-	36,50,000/-
2	Property No. 112, Block-E, Nehru Nagar-III, Tehsil & Distt. Ghaziabad UP	2,10,00,000/-	21,00,000/-

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 **10.08.2026 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 12.08.2026**. 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

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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)** for each lot respectively.

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. 12/2022** 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. 12/2022**, 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.

SCHEDULE OF PROPERTY

S 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.	House No. KH-162, Block- H, Kavi Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P)	Not known	Not known	Not known
2.	Property No. 112, Block-E, Nehru Nagar-III, Tehsil & Distt. Ghaziabad UP	Not known	Not known	Not known

Given under my hand and seal on **01.06.2026**.

Vaatsalya
21/6/26
(Vaatsalya Kumar)
Recovery Officer-II,
DRT-II, Delhi



SECTION OFFICER
DRT-II, DELHI