



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

Under the provisions of Second Schedule of Income Tax Act, 1961

Dated: 11.05.2026

R. C. No. 112/2020

BANK OF INDIA VERSUS M/S GOEL EXIM (I) PVT. LTD. & ORS.

As per my order dated 11.05.2026, the under mentioned property will be sold by public e-auction sale on 22.07.2026 in the said Recovery Certificate:-

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

**Date and Time of Auction: 22.07.2026 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04:00 PM, if required)**

DESCRIPTION OF PROPERTY

S. No.	Property Description	Reserve Price	EMD
1.	Pvt. No. 317 & 318, being part of 4 storey building Old No. XVI/2697 comprised in Plot No. 23 & 24 measuring 815 sq.ft. bearing municipal No. XVI/2679-80, 2678/1-4, Khasra No. 213 & 214, Block-L, Naiwala Estate, Gurudwara Road, Karol Bagh, New Delhi-110005 in the name of Mrs. Reena Goel	Rs. 1,87,00,000/-	Rs. 18,70,000/-
2.	Free hold property at 249 & 250, Second Floor, (part of 4 storey building), Block-M, MPL No. 2633 & 2634, Ward No. XVI, Naiwala, Karol Bagh, New Delhi-110005 measuring 1159 sq. ft. bearing Pvt. No. 204 in the name of Mrs. Sonia Goel	Rs. 2,61,00,000/-	Rs. 26,10,000/-
3.	Commercial Space Private no. 302, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Rs. 2,61,00,000/-	Rs. 26,10,000/-
4.	Commercial Freehold Property No. 2202, First Floor, Khasra No. 548, Block-J, Gali No. 63-64, Naiwala, Karol Bagh, New Delhi-110005 admeasuring 1200 sq. ft. in the name of M/s PLB Infrastructure Pvt. Ltd	Rs. 2,08,00,000/-	Rs. 20,80,000/-
5.	Commercial Space Private no. 304, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Rs. 2,84,00,000/-	Rs. 28,40,000/-

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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 R.C. No. 112/2020"**. 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 20.07.2026 before 4.00 PM**. 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 **"RC No.112/2020"**,
4. The property is being sold on **"as is where is basis and 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. Vaibhav Gupta, Chief Manager of CH Bank No. 9891505506**.
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.
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. Only those bidders and confirmed payment of EMD through demand draft/pay order shall be eligible to participate in on line e-auction.
9. The prospective bidder may inspect the site on **02.07.2026 and 03.07.2026 from 11:00 hours to 16:00 hours**.
10. The interested bidders, who have submitted their bids not below the reserve price by **20.07.2026 before 04.00 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 22.07.2026**. 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.5,00,000/- (Rupees Five Lacs Only) (for each lot)**.
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi/CH Bank**, 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-I, DRT-II, Delhi, A/c R.C. No. 112/2020 by next bank working day i.e. by **04.00 PM** with this Tribunal.

Handwritten signature and date:
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14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c **R.C. No. 112/2020**, 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

Lot. 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.	Pvt. No. 317 & 318, being part of 4 storey building Old No. XVI/2697 comprised in Plot No. 23 & 24 measuring 815 sq.ft. bearing municipal No.XVI/2679-80, 2678/1-4, Khasra No.213 & 214, Block-L, Naiwala Estate, Gurudwara Road, Karol Bagh, New Delhi-110005 in the name of Mrs. Reena Goel	Not known	Not known	Not known
2.	Free hold property at 249 & 250, Second Floor, (part of 4 storey building), Block-M, MPL No.2633 & 2634, Ward No. XVI, Naiwala, Karol	Not known	Not known	Not known

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	Bagh, New Delhi-110005 measuring 1159 sq. ft. bearing Pvt. No. 204 in the name of Mrs. Sonia Goel				
3.	Commercial Space Private no. 302, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Not known	Not known	Not known	
4.	Commercial Freehold Property No. 2202, First Floor, Khasra No. 548, Block-J, Gali No. 63-64, Naiwala, Karol Bagh, New Delhi-110005 admeasuring 1200 sq. ft. in the name of M/s PLB Infrastructure Pvt. Ltd	Not known	Not known	Not known	
5.	Commercial Space Private no. 304, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Not known	Not known	Not known	

Matter be listed on **15.06.2026** 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
(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 NOTICE

R. C. No. 112/2020

BANK OF INDIAVERSUS M/S GOEL EXIM (I) PVT. LTD. & ORS.

**PROCLAMATION OF SALE UNDER RULE 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**

- CD#1** **M/s. Goel Exim (I) Pvt. Ltd.,
Regd. Office 2606/4, Shop No.103,
Solitaire Plaza Building, Gurudwara
Road,
Karol Bagh, New Delhi-110005.**
- CD#2** **Mr. Ashok Goel,
S/o Shri Jai Singh Goel,
E-270, Shastri Nagar, Delhi-110052.
Also At:
Property No.XVI/2679-80,
2678/1-4 (old No.XVI 2697) at 2nd Floor,
Pvt. Shop No. 217-218, Block-L,
Naiwala, Gurudwara Road,
Karol Bagh, New Dehi-110005.
Also at:
52/78, 2nd Floor, Ramjas Road,
Karol Bagh, New Delhi-110005.**
- CD#3** **Mr. Praveen Gupta,
S/o Sh. Jai Singh Goel,
E-270, Shastri Nagar, Delhi-110052.
Also at:
Municipal No.2190-A,
at ground, 1st & 2nd Floor with roof right,
Gali No.62, Block J, Khasra No.541,
Ward No. XVI, Naiwala Beadonpura,
Karol Bagh, New Delhi-110005.
Also at:
Municipal No.2190, Block J,
Ward No. XVI, Naiwala Beadonpura,
Karol Bagh, New Delhi-110005.
Also at:
60/20, First Foor, Prabhat Road,
Karol Bagh, New Delhi-110005.**
- CD#4** **Mrs. Sonia Goel,
W/o Mr. Pradeep Goel,
E-270, Shastri Nagar, Delhi-110052.
Also at:
Property at 3rd Floor,
Plot No. 250, Block-M,
Naiwala Bank Street, Karol Bagh,
New Delhi-110005.
Also at:
Property No.249 & 250,2nd floor,
Pvt. No. 204, Block-M, MPL NO.2633
& 2634 Ward No. XVI, Naiwala, Karol
Bagh,
New Delhi-110005.
Also at:
D-22, Ground Floor,
South Extension Part-II,
New Delhi-110049.**

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CD#5	Mrs. Ginni Devi W/o Mr. Jai Singh Goel, E-270, Shastri Nagar, Delhi-110052. Also at: Property No. 2583 & 2605, pper Ground Floor, Ward No. XVI, Gali No.4,Block-M, Naiwala, Beadonpura, Karol Bagh, New Delhi-110005. Also at: 60/20, First Foor, Prabhat Road, Karol Bagh, New Delhi-110005.
CD#6	Mr. Jai Singh Goel S/o late Shri Jagannath, E-270, Shastri Nagar, Delhi-110052. Also at: Private No.104, Part of 1st Floor, Property MPL No.2633 & 2634, Ward No. 16, Plot No. 249 & 250, Block-M, Bank Street, Naiwala, Karol Bagh, New Delhi-110005.
CD#7	Mrs. Reena Goel, W/o Sh. Ashok Goel, E-270, Shastri Nagar, Delhi-110052. Also at: Property No.XVI/2679-80, 2678/ 1-4 (old No.XVI 2697) comprised in Plot No. 23 & 24, Block L, 3rd Floor, Pvt. No. 317 & 318, Naiwala,Gurudwara Road, Karol Bagh, New Dehi-110005. Also at: Property No. XVI/2633/XVI-2634, Pvt. No. 302, Plot No. 249 & 250, Block-M, situated at Bank Street, Naiwala, Karol Bagh, New Delhi-110005. Also at: Ramjas Road, Karol Bagh, New Delhi-110005.
CD#8	Mr. Pradeep Goel S/O Shri Jai Singh Goel, E-270, Shastri Nagar, Delhi-110052. Also at: D-22, Ground Floor, South Extension Part-II, New Delhi-110049.
CD#9	Mr. Chetan Gupta, S/o Sh V K Gupta, 1167/16 3rd Floor, Sat Nagar, Karol Bagh, New Delhi-110052.
CD#10	M/s PLB Infrastructure Pvt. Ltd., 249-250, Bank Street, Karol Bagh, New Delhi-110005.

- Whereas Recovery Certificate No.112/2020 in OA No. 684/2016 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum of **Rs. 62,96,74,794.69 (RUPEES SIXTY TWO CRORE NINETY SIX LAC SEVENTY FOUR THOUSAND SEVEN HUNDRED NINETY FOUR AND PAISE SIXTY NINE ONLY)** against the defendants 1 to 10 alongwith interest @12% per annum from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.
- And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Recovery Certificate.
- 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://baanknet.com> on **22.07.2026 between 03.00 p.m.to 04.00 pm** with extensions of 5 minutes duration after 04:00 PM, if required.

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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 and the Earnest Money Deposit (**EMD**) are as under:

S. No.	Property Description	Reserve Price	EMD
1.	Pvt. No. 317 & 318, being part of 4 storey building Old No. XVI/2697 comprised in Plot No. 23 & 24 measuring 815 sq.ft. bearing municipal No.XVI/2679-80, 2678/1-4, Khasra No.213 & 214, Block-L, Naiwala Estate, Gurudwara Road, Karol Bagh, New Delhi-110005 in the name of Mrs. Reena Goel	Rs. 1,87,00,000/-	Rs. 18,70,000/-
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- 7.3 The prospective bidder may inspect the site on **02.07.2026 and 03.07.2026** from 11:00 hours to 16:00 hours.
- 7.4 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, identity proof, address proof, etc., latest by **20.07.2026 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 22.07.2026**. 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.
- 7.5 The bidder(s) shall improve their offer in multiples of **Rs.5,00,000/- (Rupees Five Lac Only) (for each Lot)**.
- 7.6 The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi/CH, i.e., Bank of India**, immediately on closure of the e-auction sale proceedings.
- 7.7 The Successful / highest bidder shall have to prepare Demand and deposit Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. **112/2020** within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-II, DRT-II, Delhi so as to reach within 3 days from the close of e-auction, failing which the EMD shall be forfeited.
- 7.8 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. **112/2020**, 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).
- 7.9 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 AND AS IS WHAT IS BASIS"**.
9. 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

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	the name of Mrs. Sonia Goel			
3.	Commercial Space Private no. 302, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Not known	Not known	Not known
4.	Commercial Freehold Property No. 2202, First Floor, Khasra No. 548, Block-J, Gali No. 63-64, Naiwala, Karol Bagh, New Delhi 110005 admeasuring 1200 sq. ft. in the name of M/s PLB Infrastructure Pvt. Ltd	Not known	Not known	Not known
5.	Commercial Space Private no. 304, Municipal No. XVI/2633 & XVI/2634, 3rd Floor, Plot/ Khasra no. 249 & 250, Block-M, Bank Street, Naiwala Estate, Karol Bagh, Delhi-110005	Not known	Not known	Not known

Given under my hand and seal on 11.05.2026.

Vaatsalya
 11/5/26
 (Vaatsalya Kumar)
 Recovery Officer-II,
 DRT-II, Delh