Er. Inder Bhushan Panchal

(Bank Approved Valuer)

f Description of the Property:

ısra No. 788, 789, 701, 702A, 776, 777, 780, 794, and 785 Village Mauza Raipura Jat

INDER BHUSHAN PANCHAL
GOVT. APPROVED VALUER
CAT-I/673/Vol-II/37/2023-24
MOB.: 9899147804

VALUATION REPORT FOR PUNJAB NATIONAL BANK, ASSESCTS RECOVERY MANAGEMENT BRANCH, BHIKAJI CAMA PLACE, DELHI

Address: Khasra No. 788, 789, 701, 702A, 776, 777, 780, 794, and 785 Village Mauza Raipura Jat, Tehsil & Distt. Mathura, Uttar Pradesh 282007

OFFICE OF THE RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL-II, DELHI

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

T.R.C. No. 90/2023

SALE PROCLAMATION NOTICE

ORIENTAL BANK OF COMMERCE
VS
M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

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 Triveni Infrastructure Dev. Co. Ltd., A- 27, 2nd Floor, Mohan Cooperative Industrial Area, Phase- I, Mathura Road, New Delhi. Through Official Liquidator (High Court of Delhi), Lok Nayak Bhawan, 8th Floor, Khan Market, New Delhi- 110003.

CD#2 Shri Sumit Mittal, C- 691, New Friends Colony, New Delhi- 110 065.

CD#3 Mr. Madhur Mittal, C- 691, New Friends Colony, New Delhi- 110 065.

CD#4 Mrs. Raj Kumari Mittal, C- 691, New Friends Colony, New Delhi- 110 065.

CD#5 M/S R M.S. Club and Resorts Pvt. Ltd., 29, GDX House, IV, 2nd Floor, Sant Nagar, New Delhi. - Tenax **Also at:** -A-27,, 2nd Floor, Mohan Co- operative Industrial Area, Phase- I, Mathura Road, New Delhi.

CD#6 M/S Chahat Garments Pvtl. Ltd., C- 691, New Friends Colony, New Delhi-110 065.**Also at:**- A- 27, 2nd Floor, Mohan Co- operative Industrial Area, Phase- 1 Mathura Road, New Delhi

1. Whereas Transfer Recovery Certificate No.90/2023 in OA No. 58/2012 drawn by thePresiding Officer, Debts Recovery Tribunal-II for the recovery of a sum of **Rs.32,97,69,852/- (RUPEES THIRTY TWO CRORES NINETY SEVEN LAC SIXTY NINE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY)** against the defendants 1 to 6 alongwith interest @14.25% per annum from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.

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 05.08.2026 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 and the Earnest Money Deposit (EMD) are as under:

S. No.	PROPERTY DESCRIPTION	Reserve Price	EMD
1.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Rs. 26,10,00,000/-	Rs. 2,61,00,000/-

7.3 The prospective bidder may inspect the site on **15.07.2026 and 16.07.2026** 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 **03.08.2026 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 05.08.2026.** 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.

7.5 The bidder(s) shall improve their offer in multiples of **Rs.10,00,000/- (Rupees Ten Lac Only).**

7.6 The unsuccessful bidder shall take the EMD directly from the Office of **Recovery Officer-II, DRT-II, Delhi/CH, i.e., PUNJAB NATIONAL BANK**, 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 T.R.C. No. **90/2023** 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 T.R.C. No. 90/2023**, 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

Sr. No.	Description of the Property to be sold	Revenue assessed upon the property or any part thereof	Details of any other 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.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Not Known	Not Known	Not Known

Given under my hand and seal on 30.05.2026.

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