



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

4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001

SALE PROCLAMATION NOTICE

T.R.C. 01/2024

T.R.C. 53/2023

**CORPORATION BANK VS M/S. R.S. DISTRIBUTORS
UNION BANK OF INDIA VS M/S LANCER HEALTHCARE PVT. 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**

CH M/s LANCER HEALTH CARE PVT.LTD.
THROUGH ITS DIRECTOR 141, 2ND FLOOR
NAVYUG MARKET,
GHAZIABAD-20131

CD#1 SH. RAJ KUMAR KARANWAL
87, NEW GANDI NAGAR
GHAZIABAD U.P

Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE
NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#2 SMT. SUNITA KARANWAL
87, NEW GANDI NAGAR
GHAZIABAD U.P

Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE
NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#3 M/S RUBY HOTEL AND BANQUET
87, NEW GANDI NAGAR
GHAZIABAD U.P

Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE
NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#4 SH. MANISH KARANWAL
16/1, DAYANAND NAGAR,
BLOCK-C GHAZIABAD U.P.

Also at: FF PROPERTY NO-1/8, SITUATED AT KIRTI ENCLAVE, MODEL
TOWN, TEHSIL AND DISTT, GHAZIABAD U.P.

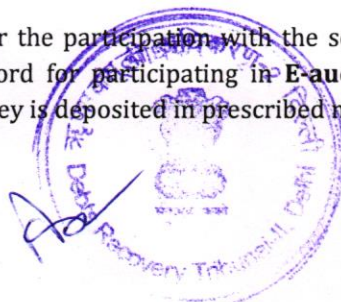
CD#5 SMT. NAMITA KARANWAL
16/1, DAYANAND NAGAR,
BLOCK-C GHAZIABAD U.P.

Also at: FF PROPERTY NO-1/8, SITUATED AT KIRTI ENCLAVE, MODEL
TOWN, TEHSIL AND DISTT, GHAZIABAD U.P

1. Whereas Transfer Recovery Certificate No 01/2024 in OA No. 251/2014 (DRT I) dated 30.10.2023 drawn by the Presiding Officer, for the recovery of a sum of **Rs. 8, 79, 67, 195.00/- (Rupees Eight Crore Seventy Nine Lakh Sixty Seven Thousand One Hundred Ninety Five Only)** against the CDs alongwith interest 13.25% per annum from 01.06.2014 onwards until recovery from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.

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

3. 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.



4. EMD shall be deposited latest by till 5:00 PM on **24.09.2026 in Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.

5. 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 5:00 PM on **24.09.2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-II, Delhi** by **25.09.2026**. 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.

The details of the property as under: -

Property Description	Reserve Price	Earnest Money Deposit
Entire First Floor of Property No. 1/8, situated at Kirti Enclave, Model Town, Tehsil & Distt. Ghaziabad, UP.	Rs. 54,00,000/- (Fifty Four Lakh Only)	Rs. 5,40,000/- (Five Lakh Fourty Thousand Only)
Hotel City Garden formally known as M/s Ruby Hotel and Banquet. Plot No-1,2,3 and 4, Municipal No 4729 G.T. Raod, Village Nasirpure, Pargana-Loni tehsil and District Ghaziabad U.P 201001 and entire building constructed there upon excluding seven shops at the front side ground level facing main G.T. Road. Boundaries North G.T. Road South Other property no 27B, East other property and west entry/road 33 wide	Rs. 20,42,00,000/- (Twenty Crore Fourty Two Lakh only)	Rs. 2,04,20,000/- (Two Crore Four Lakh Twenty Thousand Only)

6. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Authorized person of BAANKNET Portal
Helpline Nos.	+91-8291220220,9820878255
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank officer	Mr. Lakshya Khatri (Chief Manager) UBI- 9982000301 Email-ubin0554723@unionbankofindia.bank.in

7. Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
8. The property shall not be sold below the reserve price.
9. The property shall be sold in 01 lot, with **Reserve Price as mentioned above lot.**
10. The bidder shall improve offer in multiples of **Rs. 1,00,000/-** during entire auction period.
11. 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.
12. 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-II, Delhi A/ T. R. C. No. 01/2024**
13. **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-II, Delhi A/C. T. R. C. No. 01/2024. 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-II, Delhi. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-II, Delhi.**

14. 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.

15. Schedule of auction is as under: -

Service of notice by all modes/Filing of affidavit of service by CH bank	15.09.2026	
Inspection of property	21.09.2026	
Last date of receiving bids alongwith proof of earnest money and uploading documents of auction agency portal	24.09.2026	Up to 5.00 PM
Date and Time of E-Auction:	25.09.2026	Between 11:00 AM to 12:00 PM

16. 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 07.08.2026.

(Archan Sehgal)
Recovery Officer-I
DRT-II, Delhi

