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

SALE PROCLAMATION

TRC/753/2022

CENTRAL BANK OF INDIA Vs. SAIRA BEGUM

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) Mrs. Saira Begum, W/o late Haji Nasir,

(CD2) Mohd. Yasir, S/o late Haji Nasir

(CD3) Mohd. Adil, S/o late Haji Nasir

(CD4) Mohd. Qadir, S/o late Haji Nasir

(CD5) Mohd. Anas (minor), S/o late Haji Nasir, Represented by her mother Mrs. Saira Begum

(CD6) Mohd. Saba, D/o late Shri Haji Nasir, If minor represented by her mother Mrs. Saira Begum,

All R/o D-239, Welcome Near Timber Market, Abdulla, Halwai Street, Seelampur, Delhi-110053

(CD7) Mrs. Musarrat, W/o late Haji Nasir, (Second wife and legal heir of Late Haji Nasir), R/o DLF
Flat No.S-02, Plot No.A-1/89, Second Floor, Black Side, DLF Extension-II, Bhopura, Tehsil
Sahibabad, District Ghaziabad-201001 (U.P)

All sued being the legal heirs of late Hazi Nasir S/o Mohd. Mehmood Raja, Being the proprietor
of M/s Colour Wash, being the borrower

The under mentioned property will be sold by Public E-auction sale on 29/09/2026 for recovery
of sum of **Rs. 30,72,992.00 (RUPEES THIRTY LACS SEVENTY-TWO THOUSAND NINE HUNDRED
NINETY-TWO ONLY)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble
Presiding Officer, DRT-I (less amount already recovered, if any), from SAIRA BEGUM



(Signature)

DESCRIPTION OF PROPERTY

Sl. No.	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 Debtor	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
1.	RESIDENTIAL FLAT NO. S-02, 2 ND FLOOR, BACK SIDE, PLOT NO. A-1/89, BLOCK-A, DLF, DILSHAD EXTENSION-II, BRAHMPUR @ BHOPURA, GHAZIABAD (UP) 201001	Not known	Not known	No	Not known	Rs. 16.20 LACS	Rs. 1.62 LACS

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.com>
- 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.
- EMD shall be deposited latest by till 05:00 PM on 25/09/2026 in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.

[Handwritten Signature]



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 **25/09/2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, 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.

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

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Mr. Uday Jadhav (Authorised Officer of Baanknet)
Helpline Nos.	+91-9820878255
Helpline Email Address	Support.BAANKNET@psballiance.com ; 8291220220
Bank officer	SHIPRA KAYA (CHIEF MANAGER), MOB. NO. 9431811418

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. 10,000/-** 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. 753/2022**
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. 753/2022**. 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	25/08/2026	
Inspection of property	07/09/2026	From 1:00 pm to 4.00 pm
Last date of receiving both physical bids alongwith proof of earnest money and uploading documents of auction agency portal	25/09/2026	Up to 05.00 pm
Date and Time of E-Auction:	29/09/2026	Between 12.00 Noon to 1.00 pm

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 29/07/2026.



[Signature]
01/08/2026
S.D./Asst. Registrar, Tribunal
DRT-DELHI

[Signature]

NIRANJAN SHARMA
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL - 1, DELHI