

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

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

R.C. No. 20/2024

SALE PROCLAMATION

STATE BANK OF INDIA VERSUS MR. KARAN GUPTA

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#2 TDI INFRACORP INDIA LTD LAKESIDE HEIGHTS REGISTERED OFFICE AT UG FLOOR VANDANA BUILDING 11, TOLSTOY MARG CONNAUGHT PLACE NEW DELHI-110001

CD#3 TDI REALCON PVT LTD REGISTERED OFFICE AT : UG FLOOR, VANDANA BUILDING 11, TILSTOY MARG CONNAUGHT PLACE NEW DELHI-110001

Whereas as per Transfer Recovery Certificate No. **20/2024** dated **07.03.2024** drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of **Rs. 1,46,46,807/- (Rs. One Crore Forty Six Lacs Forty Six Thousand Eight Hundred Seven Only)**, CDs are jointly and / or severally liable to pay the amount alongwith future interest @**9.05 % p.a** per annum until recovery with cost.

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** through **BAANKNET (Bank Asset Auction Network)** E-Auction portal, operated by **PSB alliance private limited**, website: <http://baanknet.com>, Email id: support.baanknet@psballiance.com, Contact Person: **Sh. Kashyap Patel**; Mobile No. **9327493060** Support Contact No. **M. +9182912220220** & **Sh. Uday Jadhav**, Authorised officer **BAANKNET Mobile No. 9820878255** having address **M/s. PSB Alliance Pvt Ltd at Unit 1, 3rd Floor, VIOS Commercial Tower, Newar Wadala Trust Terminal, Wadala East Mumbai-400034** on **04.11.2026** between **11.00 AM to 12.00 AM** (with auto extension clause in case of bid not 5 minutes before closing, if required). Intending bidders shall have registered on the **BAANKNET PORTAL** well in advance, complete the digital KYC process and other formalities and obtain a user id and password.
4. EMD shall be deposited through the **BAANKNET** portal as per the prescribed mode by **04:00 pm on 02.11.2026**. **BAANKNET** portal, in coordination with the **CH bank** shall forward a list of all the intending bidders alongwith the requisite details to the Recovery Officer for necessary approval by **04:00 PM on 03.11.2026**. In all matters pertaining to the conduct of the auction, the provisions of the Second Schedule to the Income Tax Act, 1961 and the directions of the Recovery Officer shall prevail over the terms and conditions of the **BAANKNET** portal. For operational details regarding registration, user ID, and bidding procedures, intending bidders may consult the **BAANKNET** portal or contact the portal at the helpline numbers mentioned herein.
5. In case of any query & inspection of the property, intending bidder may contact **Mr. Shreenarayan Sah, Authorized officer, State Bank of India, Mobile no. 9431248353**.
6. The sale shall be of the property of the CD(s) above-mentioned 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.
7. 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.
8. 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.
9. 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:-
- 9.1 The particulars specified in the annexed schedule have been stated to be of the best information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
- 9.2 The reserve price below which the properties shall not be sold and the Earnest Money Deposit (EMD) are as under:-

S. No.	PROPERTY DESCRIPTION	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1.	Flat No. 1301, Tower-5, Lake Side Heights, Lake Groove, Kundli, Sonipat, Haryana	Rs. 91,80,000/-	Rs. 9,18,000/-
9.3	The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN card, identity proof, address proof, etc., in the case of company, copy of resolution passed by the board members of the company or any other document regarding representation/attorney of the company also, latest by 02.11.2026 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 11.00 AM to 12.00 Noon on 04.11.2026 , 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.		
9.4	The bidder(s) shall improve their offer in multiples of Rs. 1,00,000/- (Rupees One Lacs Only) .		
9.5	The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount, after adjustment of EMD already deposited with the BAAANKNET portal, favouring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 20/2024 by next bank working day i.e. by 04.10.2024 PM with this Tribunal, failing which the EMD shall be forfeited.		
9.6	The successful/highest bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 20/2024 , 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 thereafter 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.)		
9.7	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.		
9.8	The property is being sold on " AS IS WHERE IS BASIS " and " AS IS WHAT IS BASIS ".		
9.9	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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Lot 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 forwarded to the property, and any other known particulars bearing on its nature and value.
1.	Flat No. 1301, Tower-5, Lake Side Heights, Lake Groove, Kundli, Sonipat, Haryana	Not Known	Not Known	Not Known
				Sd/- (Vaatsalya Kumar) Recovery Officer, II DRT - II, Delhi
Given under my hand and seal on 21.09.2026.				



NAINITAL BANK

E-AUCTION NOTICE

Head Office - Recovery Department, G.B. Pant Road, Nainital, Uttarakhand, Phone No.: 7060098662, E-mail: recovery@nainitalbank.co.in

SALE OF ASSETS THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 (6), 6(2) & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Nainital Bank Limited the Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis through E- Auction for recovery of amount mentioned in the table below along with further interest, cost and expenses being payable to Nainital Bank Limited viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>.

Name and Address of Borrower(s)/ Guarantor(s)	Description of Property	Date of Notice U/s 13(2), Date of Possession Notice & Total dues less recovery if any.	Status of Possession	Account No. to Deposit EMD/BID amount.	EMD submission date and time & E-Auction date and Time	Property Inspection Date & Time	Reserve Price	QR for Property Location	QR for Property Photo
							EMD Bid Increase Amount		
THIS IS A STATUTORY 15 DAYS SALE NOTICE TO BORROWER/GUARANTOR/ MORTGAGOR UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002									
Plot No. 1032, Bulandshahar, Add. House No. 1032, Opp. Janta Inter College, Besides Raja Babu Park, Civil Lines, Bulandshahar, U.P. - 203001, Mob. No. 7055101595, Email : bulandshahar@nainitalbank.co.in									
Sufiya D/o Mohammad Ali (Borrower), R/o- Maman Road, Adil Nagar, Bulandshahar, Uttar Pradesh- 203001. Qasim Ali S/o Ali Mohd (Guarantor), R/o- 37, Adil Nagar, Maman Road, Bulandshahar, Uttar Pradesh- 203001. Yakoob Ali S/o Daud Ali (Guarantor), R/o- Birondi, Fauladpur, Bulandshahar, Uttar Pradesh- 203001.	Hypothecation of motor car having the following specifications:- Model/Maker's Classification- AURA 1.2 MT CNG S, Maker- HYUNDAI MOTOR INDIA LTD, Colour- Teal Blue, Chassis No- MAL8241CLNM165155, Registration No- UP13CA5036, Engine No.- G4LANM380657, Month/Year of Manufacture: 12/2022, Registered on 04.01.2023 in the name of Sufiya in Transport Department Bulandshahr.	09.07.2025 28.04.2026 ₹ 5,87,541.85 (Rupees Five Lakh Eighty Seven Thousand Five Hundred Forty One And Paise Eighty Five Only + further and other expenses on the security of secured assets w.e.f 09.07.2025)	Physical	Account No. 048420920000025 IFSC Code: NTBL0BLUL048 Or through Demand Draft in favour of The Nainital Bank Ltd. to be deposited with Bank's Bulandshahr Branch	Last Date of EMD Submission 20.10.2026 up to 4.00 PM E-Auction on 21.10.2026 from 11:00 AM to 1:00 PM (with unlimited extension of 5 min each)	19.10.2026 10:00 AM to 03:00 PM	₹ 3,52,000.00 (Rupees Three Lakh Fifty Two Thousand Only) ₹ 35,200.00 (Rupees Thirty Five Thousand Two Hundred Only) ₹ 25,000.00 (Rupees Twenty Five Thousand Only)	 	

Interested participants/bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & www.nainitalbank.co.in (Banksite) for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Bank's Service Provider E-Procurement Technologies Ltd. Mr. Ram Sharma, Contact Number- 00023297 and e-mail of ramprasad@auctiontiger.net.

Office : Bulandshahar, Uttarakhand

Date : 01.10.2026

Authorized Officer, Nainital Bank