इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

Branch : Indian Bank, Patel Nagar Branch Block H2, Patel Nagar-03, Ghaziabad - 201001
Email:- INGRAHAMINSTITUTE.GHAZIABAD@indianbank.bank.in

Notice under Sec.13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Notice under Sec. 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Sent on following dates by Regd. Post / Speed Post /Courier to the following Borrower/Guarantor/Mortgagor in respect of following Loan account/s with Indian Bank Ingraham Institute, Ghaziabad Branch.

As mentioned below accounts committed default in repayment of loans to the tune of amount mentioned below with further interest/cost at the agreed rate till date of repayment. The Bank issued notice under the SARFAESI, 2002 Act on following date calling upon you to repay the outstanding amount as mentioned below.
The notice was sent to you by *Regd. post/* Courier/*Speed Post/ has been returned / unserved.
You are called upon to pay the dues amount as mentioned below together with interest till date of payment within 60 days from the date of this notice failing which Bank will be constrained to exercise its rights of enforcement of security interest as against the secured assets given in the schedule hereunder.
This Notice is without prejudice to any other right / remedy available to the Bank.

Sr. No.	Names of the Borrowers / Guarantors / Mortgagors	Mortgaged asset-Hypothecation of stocks	Amount outstanding
1.	**1. Borrower: M/s Agarwal Enterprises M/s Agrawal Enterprises (Proprietorship Firm)** Unit Address-Gali No 06 Khasra No 875 Sihani Road Ghaziabad-201001. **M/s Agarwal Enterprises M/s Agrawal Enterprises** (Proprietorship Firm) Gali No 07 Ghaziabad-201001. **M/s Agarwal Enterprises M/s Agrawal Enterprises** (Proprietorship Firm) 422, Street No. 7, Ghukna, Ghaziabad 201001. **2. Borrower: Mr. Amit Kumar** (Proprietor) 50, Gali No-1, Sewa Nagar I Mariyam Nagar, Ghaziabad Pincode-201001 **Mr. Amit Kumar (Proprietor)** C2 Krishna Kunj-II Nandgram Ghaziabad Pincode-201003 **Cash Credit Limit A/c 5048230909, in the name of M/s Agarwal Enterprises M/s Agrawal Enterprises, with Indian Bank, Ingraham Institute Branch, Ghaziabad**	**Description of Stock-** All that part & parcel of stock at 8, sihani road, Brahampuri, Ghikhna Vihar, Ghaziabad in name of M/s Agarwal Enterprises_M/s Agrawal Enterprises (Amit Kumar-Proprietor)	**Rs. 21,31,001.16/-** (Rupees Twenty One Lacs Thirty One Thousand One and Sixteen Paise only) as on date 29.10.2026 together with interest/cost from 30.10.2026 till date of payment **Date of Non Performing Asset : 16.07.2026** **Date of Demand Notice : 02.11.2026**

DATE : 02.11.2026, PLACE: Ghaziabad — **AUTHORIZED OFFICER, INDIAN BANK**

यूनियन बैंक Union Bank of India

Regional Office-Delhi North, Second Floor, Faiz Road-1, New Delhi-110005, Email Id: cmcrldrodelhinorth@unionbankofindia.bank.in

CORRIGENDUM

This Corrigendum is in reference to the sale Notice dated **06.11.2026** for the Property in the account of **M/s New Goyal Enterprises** published in this newspaper on **10.11.2026.** Following additional details to be incorporated in the aforesaid sale Notice. **(Litigation Detail SA No 259/2026 with DRT 1 Delhi)**.
All the other terms & Conditions of the original Sale Notice shall remain unchanged.

Date: 18.11.2026, Place: New Delhi — **Authorised Officer, Union Bank of India**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Regional Office Stressed Asset Recovery Branch (South Delhi), 16, Bank of Baroda Building, 1st Floor, Parliament Street, New Delhi - 110001
Mobile No: 8368609161 Email: SARDEL@bankofbaroda.bank.in

[See proviso to rule 6(2)] Sale notice for sale of Movable Properties

E-Auction Sale Notice for Sale of Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with proviso to Rule 6(2) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable property hypothecated to Bank of Baroda (the 'Secured Creditor'), the physical possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor on **17.11.2026,** will be sold on an "As is where is", "As is what is", and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Lot No.	Name & address of Borrower/s / Guarantor/s	Vehicle Make & Model RTO Regd.	Total Dues as on 25.02.2026	Date of e-Auction/ Start Time to End Time.	Reserve Price / EMD / Minimum Bid increase Amount	Vehicle Inspection Date & Time:
1.	Mr. Gulshan Kumar S/O Raj Kishan, R/o E-333 First Floor Patel Garden Extension, Gali No. 06, Near NSIT College, Dwarka Mor,South west Delhi, New Delhi 110078	Registration No DL10CZ1126 Chassis No MALPC816VRM631612 Engine No G4LHRM210593 Make - Hyundai Motor India Ltd Model-ALCAZAR 1.5 T DCT SIGNATURE 6S Registration date 24.01.2025 **Status of Possession: Physical**	**Rs. 20,92,277.44** (Rupees Twenty Lakh Ninety Two Thousand Two Hun-dred Seventy Seven and Paise Forty Four only) plus legal and other expenses as on 25.02.2026 (Plus, further interest and expenses till the date of realization)	**23.12.2026 02:00 PM to 06:00 PM**	**Rs. 11,73,000/-** / **Rs. 1,17,300/-** / **Rs. 10,000/-**	**22.12.2026** 12:00 PM to 02:00 PM

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda's (the 'Secured Creditor') website i.e. https://www.bankofbaroda.bank.in/e-auction, service provider website https://baanknet.in and the intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on Operational part of e-Auction related to this e-Auction from https://www.bankofbaroda.bank.in/e-auction and https://baanknet.in & if any query/information may be contact Authorized officer Mr. Vineet Kapoor, Chief Manager/Branch Head, Bank of Baroda, Regional Office Stressed Asset Recovery Branch (South Delhi), Bank of Baroda Building, 1st Floor, 16, Sansad Marg, New Delhi –110001. **Mobile No: 8368609161** Email: SARDEL@bankofbaroda.com. ***Encumbrance if any: Not Known to Bank***

Statutory Notice under SARFAESI Act, 2002

The Borrower /Guarantor/Mortgagor are hereby given notice to pay the sum mentioned as above before the date of auction, falling which the asset will be auctioned and balance if any will be recovered with interest and cost from then by legal avenues.

Date: 18.11.2026, Place: New Delhi — **Authorised Officer, Bank of Baroda**

बैंक ऑफ़ बड़ौदा Bank of Baroda India's International Bank — 119 FOUNDATION YEAR LEADING WITH TRUST

DARYAGANJ BRANCH
Address- 11B, Netaji Subhash Marg, Daryaganj, New Delhi 110002 India , e-mail – DARYAG@bankofbaroda.co.in Mob no : 9414639238

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX- IV-A [SEE PROVISO TO RULE 8(6) and 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Give short description of the immovable properties with known encumbrances, if any (Mortgaged by Bank of Baroda)	Total Dues.	Date of e-Auction / Time of E-auction - Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit (EMD)– Rs 3. Bid Increase Amount-Rs.	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	**Borrower - M/s Varun Enterprises by proprietor Mr. Varun Sahdev S/o Vinod Sahdev, Address -** S.F., 3820, David Street, Daryaganj, Delhi 110002	Equitable Mortgage of freehold residential property bearing municipal number 462, admeasuring 100.00 square yards , Khasra no 787 Min, Inam Vihar, Village Loni, Pargana and Tehsil Loni, District Ghaziabad, UP belonging to Mr. Varun Sahdev S/o Mr. Vinod Sahdev Bounded as below:- East – Other's Property, West - Other's Property, North – Other's Property, South - Road 30 feet wide	Rs 62,36,027/- (Rupees Sixty Two Lakhs Thirty Six Thousands Twenty Seven Only) as on 22.06.2026 plus legal charges	23.12.2026 At 2.00PM to 6.00PM A/c No 08240015181869 Account Name : Bank of Baroda, SARFAESI Auction Proceeds Collection A/c IFSC - BARB0DARYAG (Fifth Character is 'zero' in IFSC)	Reserve Price- Rs 37,00,000/- EMD Rs 3,70,000/- and Increase amount Rs. 20,000/-	Physical	19.11.2026 to 22.12.2026 During office hours with prior appointment from Branch Manager Mobile Number - 9414639238

For detailed terms and conditions of sale, please refer/visit to the website link **https://www.bankofbaroda.in/e-auction.htm and online auction.htm and online auction portal https://baanknet.com.** Also, prospective bidders may contact the Authorised officer Mr. Ajeet Singh Yadav, Mobile. No.9414639238.

Date : 17.11.2026, Place : New Delhi — Authorised Officer (Bank of Baroda)

पंजाब नैशनल बैंक .....भरोसे का प्रतीक punjab national bank ...the name you can BANK upon! (A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH NORTH DELHI, DP BLOCK, 1ST FLOOR, PITAMPURA, DELHI-110034 Email: cs8292@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged /charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by Authorised Officer of the Bank/Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

SCHEDULE OF SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch / Name of the Account / Name and Addresses of the Borrower/Guarantors Account	A) DT. OF DEMAND NOTICE U/S 13(2) OF SARFAESI ACT 2002 / B) AMOUNT AS PER DEMAND NOTICE / C) POSSESSION DATE U/S 13(4) OF SARFESI ACT 2002 / D) NATURE OF POSSESSION SYMBOLIC/ PHYSICAL/ CONSTRUCTIVE	DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED/ OWNER'S NAME (MORTGAGERS OF PROPERTY (IES))	A) RESERVE PRICE (Rs. in Lacs) / B) EMD / C) Bid Increase Amount	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors
1.	**ARMB-NORTH DELHI (829200)** **Mrs. Meenu Aggarwal** **Mrs. Meenu Aggarwal W/o Amit Aggarwal Address 1**- 3rd floor, property No. 31, Block G, Pocket 16, Sector 15, Rohini, Delhi-110089 **Address 2**- 169, Agroha Kunj, Sector 13, Rohini, Delhi-110085 **Address 3-**170, Agroha Kunj, Sector 13, Rohini, Delhi-110085 **Address 4**- B-29, North Ex-mall, Sector 9, Delhi-110085	A) 04.05.2026 / B) Rs.89.37 lakh +further interest, other charges and expenses till the date of full and final payment. / C) 04.11.2026 / D) Symbolic Possession	Equitable Mortgage of 3rd floor (With roof rights) of property Bearing No. 31 in Block-G, Pocket-16, Sector-15, Situated in layout plan of Rohini Residential Scheme, Delhi-110089 (Area measuring 90.00 sqmr.) in the name of Mrs. Meenu Aggarwal w/o Mr. Amit aggarwal **Bounded as under East- Entry, West- Road 4.50 Mtrs., North- Plot No. 30, South- Plot No. 32 Owner's detail- Mrs. Meenu Aggarwal w/o Mr. Amit aggarwal**	A) Rs. 85.50 LAKH / B) Rs. 8.55 LAKH / C) Rs. 0.50 LAKH	22.12.2026 at 11:00 AM to 04:00 PM	NIL, NOT KNOWN

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE:

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: **(1)** The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". (2)** The particulars of Secured Assets specified in the Schedule herein above stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. **(3)** The sale will be done through e-auction platform provided at the Website **https://baanknet.com. on above mentioned dates. (4)** For further details and complete Terms & Conditions of the sale., please refer : **https://baanknet.com. & www.pnbindia.in. (5) All Statutory dues/attandent charges / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser and the authorised office or the Bank shall not be responsible for any charges, lien in encumbrance or any other dues to government or any one else in respect of property (e-auctioned) not known to the bank, the intending bidder is advised to make there on independent enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. (6) Contact Details: 1. Mr. Lalit Gupta Mob. No. 7579083303 2. Mr. Adarsh Kumar Mob. No. 9023558003.**

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 18.11.2026, — **Place : New Delhi** — **AUTHORIZED OFFICER, PUNJAB NATIONAL BANK**

यूनियन बैंक ऑफ इंडिया भारत सरकार का उपक्रम — Union Bank of India A Government of India undertaking

STRESSED ASSET MANAGEMENT BRANCH
Unit No 603-B, Tower B, , Bhav Bhuti Marg, Opp. New Delhi Railway Station, Ajmeri Gate Side, New Delhi-110001, Email: ubin0906069@unionbankofindia.bank.in

SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES

E-Auction 15 days Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8 & 9 of Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable/immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India, (secured creditor), will be sold on **below mentioned dates** on "As is where is", "As is what is" and "Whatever there is" basis on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

S. No.	Name & address of Borrower & Guarantor	Description of the Immovable property put for auction	Status of the possession Physical/ Symbolic	Dues to be Recovered from Borrower/ Guarantor (Rs.)	Reserve Price (Rs.) / EMD / Bid Increment	Date and Time of Auction (with 10 min unlimited auto extensions)	Encumbrances known to bank/SA Pending, if any.
1	**Borrower: M/s SWAMI HITECH PROJECTS LTD** 201, VARDHMAN KEY POINT, LSC PLOT NO. - 1 SECTOR - 6, DWARKA, NEW DELHI – 110075 **Also At : M/s SWAMI HITECH PROJECTS LTD,** SECTOR-87, NEAR TIGOAN ROAD, GREATER FARIDABAD 121014 HARYANA **Directors/Guarantors - Rajender Kr. Gupta,** B - 204, NPSC Apartment, Plot No. - 5, Sector - 02, Dwarka, New Delhi- 110075, **Mr. Anil Kr. Mittal ,** House No. 41 Sector - 09, Faridabad - 121002, **Mr. Rajesh Singla,** House No. 207 Sector - 9, Faridabad, Haryana. 121002, **Mr. Sushil Singla,** House No. 413, Sector - 9, Faridabad, Haryana-121002	**E/M of Plot at Khasra no 2013//3/2 (0-3) & 2013//4/1(1-4) situated at Mauza Palwal located on main NH -2 Krishna Colony Mathura Road Tehsil & Disst – Palwal (Haryana) Plot area 843 Sq. yard. (in the name of Rajesh Singla and Sushil singla.**	Physical	**Rs.19.24 Crore** as on 30-09-2026 plus future interest and other charges thereon.	**Rs. 10,12,00,000/-** / **Rs. 1,01,20,000/-** / **Rs. 5,00,000/-**	**10-12-2026** from 12:00 Noon to 05:00 PM	Not Known to Bank
2	**Borrower: 01. M/s Satmaya Trading Company Ltd,** House No. 3, First Floor, 100 Feet Road, Shyam Colony, Ballabgarh, Faridabad-121004, **Also, At** 2609, Shop no.- 4, 2nd floor, Bank Street, Karol Bagh, New Delhi – 110005 **Also, At** 2780/20, Beadonpura, Karol bagh New Delhi - 110005 **Directors/Guarantors** 02. Sh. Dheeraj Kumar Gupta House No. 2079/A, H.B. Colony, Sector-3, Faridabad – 121004 **Also, at** House /Plot No. 125, Sector 17, Faridabad – 121002 **03. Sh. Dharam Raj,** House No. 50/3 Village – Tigaon Faridabad – 121002 **04. Sh. Bimlesh Kumar Somani,** House No. 235 Sector – 3, Bhudatta Colony, Ward No. - 9, Ballabgarh Faridabad – 121004	**All that piece and parcel of Land comprised in Khewat No. 1297/1508 mustil No. 124, Kila NO. 21/2(1-16), 22(6-13), 23/1(1-11), mustil no. 149 Killa No. 2(8-0), 3/1(1-17),13/1(1-17),18/2(1-17), 19(8-0),20(6-0),8/2(1-17),9(8-0),12(8-0), total measuring 55 Kanal 08 Marla at Sector 8 Mouja Palwal, Palwal Nuh Road, Palwal Tehsil, Dist Palwal standing in the name of M/s Satmaya Trading Company Ltd.**	Physical	**Rs.47.62 Crore** as on 30-09-2026 plus future interest and other charges thereon.	**Rs. 2500/- Lakhs** / **Rs. 250/- Lakhs** / **Rs. 10,00,000/-**	**10-12-2026** from 12:00 Noon to 05:00 PM	Not Known to Bank

Last date of Submission of bid: EMD shall be deposited and Linked/Map the EMD amount with the Property ID on or before start time of the auction
For All Property - Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process

For registration, login and bidding rules visit **PSB Alliance Pvt. Ltd (https://baanknet.com)** - For detailed terms and conditions of the sale, please refer to the link provided in **https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx**
It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
- For Properties Serial No. 1 & 2 **Authorized Officer- Sachin Agrawal, Chief Manager, Mob.: 7895936976**

Date: 18.11-2026 — **Place : Delhi** — **Authorised Officer, Union Bank of India**

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

R.C. No. 290/2022

SALE PROCLAMATION

PUNJAB NATIONAL BANK VS KUSH BHARDWAJ

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 Kush Bhardwaj S/o Vijay Bhardwaj P/15/B1 Dilshad Garden, East Delhi **Also at:** Flat No. G 2 Plot No. C1/91, DLF Dilshad Extension II Bhopura, Ghaziabad, Uttar Pradesh.

Whereas as per Recovery Certificate No. **290/2022** dated **09.09.2022** drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of **Rs. 24,95,527.27/- (Rs. Twenty Four Lacs Ninety Five Thousand Five Hundred and Twenty Seven & Paise Twenty Seven Only),** CDs are jointly and / or severally liable to pay the amount alongwith future interest **@9% 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: https://baanknet.com, Email id: support.baanknet@psballiance.com, Contact Person: Sh. Kashyap Patel; Mobile No. 9327493060 Support Contact No. M: +918291220220 having address M/s. PSB Alliance Pvt Ltd at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, East Mumbai-400034 on 18.12.2026 between 11.00 AM to 12.00 AM (with auto extension clause in case of bid in last 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 16.12.2026.** 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 **10:00 AM on 17.12.2026**. 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 **Ms. Lucky Poonia, Chief Manager, M. No. 8947958129 email-id:bo076710@pnb.bank.in.**
6. 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.
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 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.

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	EMD
1.	G-2, Plot No. C-1/91, DLF Dilshad Extension-II, Bhopura, Sahibabad Ghaziabad.	**Rs. 17,55,000/-**	**Rs. 1,75,500/-**

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 **16.12.2026 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 18.12.2026.** 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 BAANKNET portal, favouring Recovery Officer-II, DRT-II, Delhi, A/c **R.C. No. 290/2022 by next bank working day i.e. by 04.00 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. 290/2022,** the balance 75% of the sale proceeds before the Recovery Officer, 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 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).

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.

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

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 put forward to the property, and any other known particulars bearing on its nature and value.
1.	G-2, Plot No. C-1/91, DLF Dilshad Extension-II, Bhopura, Sahibabad Ghaziabad.	Not Known	Not Known	Not Known

Given under my hand and seal on 04.11.2026.

Sd/- (Vaatsalya Kumar)
Recovery Officer,II , DRT - II, Delhi