



**OFFICE OF THE RECOVERY OFFICER – II
DEBTS RECOVERY TRIBUNAL – II, DELHI
4TH FLOOR, JEEVAN TARA BUILDING,
PARLIAMENT STREET, NEW DELHI-110001**

**DASTI COPY
DRT-II, DELHI**

Under the provisions of Second Schedule of Income Tax Act, 1961

E-AUCTION SALE NOTICE

Dated: 07.10.2025

T.R.C. 156/2022

**THE HOUSING & URBAN DEVELOPMENT CORPORATION LTD.
VS
THE NATRAJ VIHAR COOPERATIVE GROUP HOUSING SOCIETY LTD**

"O R D E R"

As per my order dated **07.10.2025**, the under mentioned properties will be sold by public e-auction sale on **05.12.2025** in the said Recovery Certificate:-

**The auction sale will be "online e-Auctioning" through website
<https://www.bankeauctions.com>**

**Date and Time of Auction: 05.12.2025 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04:00 PM, if required)**

DESCRIPTION OF PROPERTY

Lot No.	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1.	Flat no. 311-A at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Rs. 1.21 crores	Rs.12,10,000/-
2.	Flat no. 311-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Rs. 1.07 crores	Rs.10,70,000/-
3.	Flat no. 312-A at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Rs. 1.21 crores	Rs.12,10,000/-
4.	Flat no. 312-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Rs. 1.07 crores	Rs.10,70,000/-
5.	Flat no. 313-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Rs. 1.21 crores	Rs.12,10,000/-

TERMS AND CONDITIONS

- The auction sale will be "online through e-auction" through website portal: <https://www.bankeauctions.com>.
- The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-II, DRT-II, Delhi-A/c T.R.C. 156/2022". The said Demand Draft/Pay Order qua EMD, alongwith self-attested copy of identity (voter I-card/driving license/passport), which should contain the address for future communication, and self-attested copy of PAN card, and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, **must reach the Office of the Recovery Officer-II, DRT-II, Delhi latest by 03.12.2025 before 4.00 PM**. The EMD or original proof of EMD received thereafter shall not be considered. **In addition, the bid form annexed duly filled should also reach as per the aforesaid timing.**
- The envelope containing EMD, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "TRC No. 156/2022",
- The property is being sold on "as is where is basis and as is what is basis".



Vaatsalya
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5. The bidders are advised to go through the portal <https://www.bankauctions.com> for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings and/or contact **Sh. Prashant Kumar Panigrahi, DGM (LAW), 'HUDCO Bhawan', Core-7 A, India Habitat Centre, Lodhi Road, New Delhi-110003, Mobile no. 7858047979.**
6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, after deposit of EMD, which is mandatory for bidding in the above e-auction, from **C-1 India Pvt. Ltd., Gulf Petro Chemical, Plot No. 301, 1st Floor, Udyog Vihar, Phase-II, Gurgaon -122003, Haryana. Contact Person: Sh. Mithalesh Kumar, Assistant Manager, Mobile No. 7080804466 E-mail ID:- mithalesh.kumar@c1india.com & delhi@c1india.com, support@bankauctions.com.**
7. The interested bidders may avail online training on e-auction, after deposit of EMD, from **C-1 India Pvt. Ltd., Gulf Petro Chemical, Plot No. 301, 1st Floor, Udyog Vihar, Phase-II, Gurgaon -122003, Haryana. Contact Person: Sh. Mithalesh Kumar, Assistant Manager, Mobile No. 7080804466 E-mail ID:- mithalesh.kumar@c1india.com & delhi@c1india.com, support@bankauctions.com.**
8. Only those bidders holding valid user ID & Password and confirmed payment of EMD through demand draft/pay order shall be eligible to participate in on line e-auction.
9. The prospective buyer may inspect the site on 20.11.2025 and 21.11.2025 from 10.30 AM to 04.00 PM.
10. The interested bidders, who have submitted their bids not below the reserve price by 03.12.2025 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 05.12.2025**. 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.
11. The bidders shall improve their offer in multiples of Rs. 2,00,000/- (Rupees Two Lac Only)
12. The unsuccessful bidder shall take the EMD directly from the **Office of Recovery Officer-II, DRT-II, Delhi** immediately on closure of the e-auction sale proceedings.
13. The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. 156/2022 by next bank working day i.e. by 04.00 PM with this Tribunal, failing which the EMD shall be forfeited.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. 156/2022, 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). 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.
15. CHFI/CH Bank is directed to serve the Sale proclamation on CDs through Dasti, speed post, courier and by affixation at the conspicuous part of the property and by beat of drum in its vicinity and a copy of the same be placed on the notice board of the Tribunal.
16. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
17. CHFI/CH Bank is directed to confirm the publication of advertisement in the Newspapers and original proofs of the publication be filed before next date of hearing.
18. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.



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07/12/25

SCHEDULE OF PROPERTY

Sl. no.	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of any 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.	Flat no. 311-A at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Not known	Not known	Not known
2.	Flat no. 311-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Not known	Not known	Not known
3.	Flat no. 312-A at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Not known	Not known	Not known
4.	Flat no. 312-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Not known	Not known	Not known
5.	Flat no. 313-B at plot no. 67, Natraj Apartments, Patpar Ganj, Delhi-110092	Not known	Not known	Not known

Matter be listed on **11.11.2025** for filing affidavit of service of E-auction sale notice with proofs of service (including track results qua speed post and courier) and dasti, original proofs of publication in newspapers and wider publicity including website for the purpose of e-auction.

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



13/10/25
**SECTION OFFICER
DRT-II, DELHI**