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DRT-II DELHI



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

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

R. C. No. 117/2020

Dated: 24.11.2025

PUNJAB AND SIND BANK VS SMT. ASHA RANI CHAUHAN

As per my order dated 24.11.2025, the under mentioned property will be sold by public e-auction sale on 19.02.2026 in the said Recovery Certificate:-

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

Date and Time of Auction: 19.02.2026 between 11.00 am to 12.00 noon
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

Property Description	Reserve Price	Earnest Money Deposit
A-20, 1st Floor, Block-A, Dashrath Puri, Village Dabri, New Delhi-110045	Rs. 30,06,000/- (Thirty Lakh Six Thousand Only)	Rs. 8,00,600/- (Three Lakh Six Hundred)

TERMS AND CONDITIONS

1. The auction sale will be "online through e-auction" through website portal: <https://www.bankeaction.com>.
2. The EMD shall be paid either through Demand Draft/Pay Order in favour of the "Recovery Officer-I, DRT-II, Delhi-A/c R.C. No. 117/2020" or through NEFT/RTGS to the following account - Punjab and Sind Bank, Sidhartha Enclave, Ashram Chowk, New Delhi, RTGS Detail: Account No. 06125040050001, IFCI Code: PSIB0000612. The said Demand Draft/Pay Order or original proof of payment through NEFT/RTGS 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, must reach the Office of the Recovery Officer-I, DRT-II, Delhi latest by 17.02.2026 before 5.00 PM. The EMD or original proof of EMD received thereafter shall not be considered.
3. The envelope containing EMD or original proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "RC No.117/2020".
4. The property is being sold on "as is where is and as is what is basis".
5. The bidders are advised to go through the portal <https://www.bankeaction.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 **Mr. Prithvi Raj, Assistant General Manager, Mob: 8094333353, office No. 011-25789590, Email Id: d0707@psb.bank.in.**
6. Prospective bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for bidding in the above e-auction, from **M/s C-1 India Pvt. Ltd., 301, 1st floor, Udyog Vihar, Phase-II, Gurgaon (Haryana), Contact No. 91-124-4302020/21/22/23/24, +91-7210044289, +91-9582385066, e-mail: support@bankeactions.com** Contact Person: **Mr. Mithlesh, Contact No.-7080804466.**
7. The Interested bidders may avail online training on e-auction from **M/s C-1 India Pvt. Ltd., 301, 1st floor, Udyog Vihar, Phase-II, Gurgaon (Haryana), Contact No. 91-124-4302020/21/22/23/24, +91-7210044289, +91-9582385066, e-mail: support@bankeactions.com** Contact Person: **Mr. Mithlesh, Contact No.-7080804466.**
8. The prospective buyer may inspect the site on 07.01.2026 and 08.01.2026 from 10.30 AM to 04.00 PM.



9. Only those bidders holding valid user ID & Password and confirmed payment of EMD through demand draft/pay order or NEFT/RTGS shall be eligible to participate in on line e-auction.
10. The interested bidders, who have submitted their bids not below the reserve price by 17.02.2026, shall be eligible to participate in the e-auction to be held from 11.00 AM to 12.00 Noon on 19.02.2026. 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.
11. The bidders shall improve their offer in multiples of Rs.1,00,000/- (Rupees One Lac Only) in respect of property.
12. The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., Canara Bank, 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 favoring Recovery Officer-I, DRT-II, Delhi, A/c R.C. No.117/2020 within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction, failing which the EMD shall be forfeited.
14. The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c R.C. No. 117/2020, the balance 75% of the sale proceeds before the Recovery Officer-I, 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. The successful/highest bidder shall be at liberty to comply with the provisions of Section 194-IA of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.
16. In case of default of payment within the prescribed period, the properties 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 properties or to any part of the sum for which it may subsequently be sold.
17. CHFI/CH Bank is directed to serve the Sale proclamation on CDs through Dast, 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.
18. Sale proclamation be also published in the Newspapers in English as well as in vernacular language, having adequately wide circulation in the area.
19. 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.
20. 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.

SCHEDULE OF PROPERTY

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.
A-20, 1st Floor, Block-A, Dashrath Puri, Village Dabri, New Delhi-110045	Not known	Not known	Not known

Matter be listed on 15.01.2026 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.

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



21/1/26
SECTION OFFICER
DRT-II, DELHI

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

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

SALE PROCLAMATION NOTICE

R. C. No.117/2020

PUNJAB AND SIND BANK VS SMT. ASHA RANI CHAUHAN

**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. Smt. Asha Rani Chauhan, W/o Shri Ravinder Singh Chauhan, resident of RZ-85, 1st Floor, Dabri Extension, New Delhi-110045.

Also at:- 1st Floor, Property No. A-20, Block-A, Dashrath Puri, village Dabri, New Delhi-110045.

CD#2. Ms. Pooja Chauhan, D/o Shri Ravinder Singh Chauhan, resident of RZ-85, 1st Floor, Dabri Extension, New Delhi-110045.

Also At:- 1st Floor, Property A-20, Block-A, Dashrath Puri, Village Dabri, New Delhi-110045.

CD#3. Shri Saurav Chauhan S/o Shri Ravinder Singh Chauhan, resident of RZ-85, 1st Floor, Dabri Extension, New Delhi-110045.

1. Whereas Recovery Certificate No.117/2020 in OA No. 91/2013 dated 03.03.2020 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum Rs. 15,67,089.10 (RUPEES FIFTEEN LACS SIXTY-SEVEN THOUSAND EIGHTY-NINE AND PAISE TEN ONLY) alongwith future interest @ 8.25% per annum from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.

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 and bidding shall take place through "Online Electronic Bidding" through the website <https://www.bankeauctions.com> on 19.02.2026 between 11 a.m. to 12 noon with extensions of 5 minutes duration after 12 noon, if required.

4. 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.

5. 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.

6. 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.

7. 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:-

7.1 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, misstatement or omission in this proclamation.



7.2 The reserve price below which the properties bearing no. (I) A-20, 1st Floor, Block-A, Dashrath Puri, Village Dabri, New Delhi-110045; shall not be sold is Reserve Price: Rs. 30,06,000/- (Thirty Lakh Six Thousand Only) and Earnest Money Deposit (EMD): Rs. 3,00,600/- (Three Lakh Six Hundred), in respect of the property mentioned at para (I).

7.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, Identity proof, address proof, etc., latest by 17.02.2026 before 5.00 PM in the Office of the Recovery Officer-I, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from 11.00 AM to 12.00 Noon on 19.02.2026. 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.

7.4 The bidder(s) shall improve their offer in multiples of Rs.1,00,000/- (Rupees One Lakh Only) in respect of property.

7.5 The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., PSB, immediately on closure of the e-auction sale proceedings.

7.6 The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/c R.C. No. 117/2020 within 24 hours after close of e-auction and after adjusting the EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction, failing which the EMD shall be forfeited.

7.7 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi, A/c R.C. No. 117/2020, the balance 75% of the sale proceeds before the Recovery Officer-I, 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).

7.8 The successful/highest bidder shall be at liberty to comply with the provisions of Section 194-IA of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.

7.9 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 AND AS IS WHAT IS BASIS".

9. The CH Bank/CHFI is directed to authenticate and verify about the veracity of the details given herein.

10. 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

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.
A-20, 1st Floor, Block-A, Dashrath Puri, Village Dabri, New Delhi-110045	Not known	Not known	Not known

Given under my hand and seal on 24.11.2025.

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

