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**REGD.A/D & DASTI & AFFIXATION & BEAT OF DRUM &
PUBLICATION & NOTICE BOARD OF DRT PREMISES**



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

**M/S EDELWEISS ASSET RECONSTRUCTION
COMPANY LTD. VS NET 4 INDIA LIMITED**

E-AUCTION SALE NOTICE

T.R.C. No. 42/2022

Dated: 05.09.2026

"ORDER"

As per my order dated 05.09.2026 the under mentioned property will be sold by e-auction sale in the matter of **M/S EDELWEISS ASSET RECONSTRUCTION COMPANY LTD. VS NET 4 INDIA LIMITED**. The auction sale will be through "online e-auction" through website: - <https://baanknet.com>.



Dy No. 71
08/09/26

Date and Time of Auction: 26.10.2026 between 03:00 PM to 04:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required).

S.No	Property Particulars	Reserve Price/EMD
1.	Property 1: Agricultural land bearing Khewat No. 93, Khautauni No. 98, Rect. No. 28, Killa No. 25 (8-0), Rect. No. 27, Killa No. 21/2 (3-02) total 11 Kanal 2 Marlas to the extent of 88/222 share coming to 4 kanals, 8 Marlas and Khewat No. 128, Khautauni No. 137, rect. No 27, Killa No. 21/1 (3-12) to the extent of 1/72 share coming to 01 Marla- total area coming to 4 Kanal 09 Marla (as per Jamabandi 93-94) and Property 2: Agricultural land bearing Khasra No. 137, Killa No. 33 (5 min {5-17} and 6 min {5-16}) and 34(1/1 {2-16} and 10/2 {3-2} - total area coming to 17 Kanal 11 Marla (as per Jamabandi 93-94), both parcels situated at Mauza Gawal Pahari, Teh. Sohna, Distt. Gurgaon, India. <u>Both the land parcels, would be sold as one lot of area admeasuring 2.75 acres.</u>	Rs. 23,10,00,000/- EMD: Rs. 2,31,00,000/-

Note: The above mentioned property will not be sold below reserve price

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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.
Property 1: Agricultural land bearing Khewat No. 93, Khautauri No. 98, Rect. No. 28, Killa No. 25 (8-0), Rect. No. 27, Killa No. 21/2 (3-02) total 11 Kanal 2 Marlas to the extent of 88/222 share coming to 4 kanals, 8 Marlas and Khewat No. 128, Khautauri No. 137, rect. No. 27, Killa No. 21/1 (3-12) to the extent of 1/72 share coming to 01 Marla- total area coming to 4 Kanal 09 Marla (as per Jamabandi 93-94) and Property 2: Agricultural land bearing Khasra No. 137, Killa No. 33 (5 min {5-17} and 6 min {5-16}) and 34(1/1 {2-16} and 10/2 {3-2} - total area coming to 17 Kanal 11 Marla (as per Jamabandi 93-94), both parcels situated at Mauza Gawal Pahari, Teh. Sohna, Distt. Gurgaon, India. <u>Both the land parcels, would be sold as one lot of area admeasuring 2.75 acres.</u>	Not known	Not known	Not known



Terms & Conditions

1. The terms and conditions governing this sale are as set out herein and in the Sale Proclamation issued by the Recovery Officer. Auction and bidding shall only be through online electronic mode through the website <https://baanknet.com>. Prospective bidders are advised to consult the BAANKNET portal for operational details regarding registration, user ID, and bidding procedures.
2. 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 deposit be paid by prescribed mode.
3. EMD shall be deposited through the BAANKNET portal as per the prescribed mode by **04:00 pm on 21.10.2026**, CH bank in coordination with the BAANKNET portal 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 22.10.2026**. In all matters pertaining to the conduct of the auction,

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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.

4. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority, and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members 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 or CH bank by e-mail or otherwise by 04:00 pm on 21.10.2026 and hard copy shall be submitted before the Recovery Officer-I, DRT-III, Delhi.
5. **Prospective bidder may avail online training from service provider. E-auction and bidding shall take place by E-auction through BAANKNET (Bank Asset Auction Network) E-Auction portal, <https://baanknet.com>, operated by PSB alliance private limited, website: <https://baanknet.com>, Email id: support.baanknet@psballiance.com, 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. Contact persons: Ms. Pooja Singh, AVP-Business Development having Mobile No.: 9326297551 and Mr. Karan Makhija, AVP-Product having Mobile No.: 9892053249.**
6. **Property shall remain open for inspection by prospective bidders on 16.10.2026 from 11.00 a.m. to 4.00 p.m. In case of any query & inspection of the property, intending bidder may contact Mr. Deep Jobanputra, Senior Manager and Jainam Shah (Associate) Having M: 9833732379 at Edelweiss House, off CST Road, Kalina, Mumbai-400098 and having Email: Deep.Jobanputra@edelweissarc.in and JainamN.Shah@edelweissarc.in.**
7. The property shall not be sold below the reserve price.
8. The bidder shall improve offer in multiple of Rs. 5,00,000/-
9. The property shall be sold "As Is Where Is Basis and as is What is Basis".
10. On being knocked down, the successful bidder shall have to pay **25% of the sale proceeds**, after adjustment of EMD already deposited with the BAANKNET portal, by way of DD/pay order in favour Recovery Officer-I, DRT-III, Delhi to be deposited with Recovery Officer-I, DRT-III, Delhi in the sealed cover, by next day i.e. by 4:00 P.M on 27.10.2026.
11. The successful highest bidder shall deposit the balance **75% of final bid 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 the first bank working day after the 15th day by prescribed mode as stated in above para. In addition to the above the purchaser shall also deposit **poundage fee with Recovery Officer-I, DRT-III @2% upto Rs.1,000/- and @1% of the excess of said amount of**



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Rs.1,000/- through DD in favour of Registrar, DRT-III, Delhi, within the period of 15 days as stated above.



12. In case of default of payment within the prescribed period, 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 the amount deposited. The property shall be resold, 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.

13. The Recovery Officer retains the statutory power to accept or reject any bid, to decline to confirm the sale, or to postpone or cancel the e-auction at any time, in exercise of the powers vested under the Second Schedule to the Income Tax Act, 1961. The exercise of this statutory power shall not be affected or limited by any action taken by the BAANKNET portal or the CH bank in the conduct of the e-auction.

14. Unsuccessful bidder/s are directed to file an application along with identity proof in the Registry of DRT-III on or before the schedule date of hearing of the RC for refund of their EMD which shall be refunded on the schedule/subsequent date of hearing of the RC accordingly.

15. There is no other detail of revenue/encumbrance or other claim against the properties in the knowledge of undersigned at this stage. However, prospective bidders are advised to make their own due diligence w.r.t dues of electricity/water/house tax bills or any other encumbrance etc., in their own interest, before deposit of EMD.

Compared by

Ms. Dupike
Date 08/09/2026

16. CH bank to publish the e-auction notice in English as well Vernacular language in the news papers widely circulates in the area / having sufficient circulation in the locality where the property is situated and CDs reside or work for gain. CH bank may also give wide publicity by way of circulating Pamphlets and Beat of Drum etc. till the date of auction and submit a report to this Tribunal.

DRT-III, Delhi

Fr. py
1. Date of Order 05/09/2026
2. Date on which prepared 08/09/26
3. Date of delivery/despatch

17. CH bank is directed to authenticate and check the veracity of details given herein, and to ensure that all requisite particulars and disclosures are duly uploaded on the BAANKNET E-auction portal in co-ordination with the concerned officials of the portal. In case of any discrepancy, the same shall be brought to the knowledge of the under signed the earliest.

DASTI

Wahid
8.9.26
Section Officer(1/2)
Debt Recovery Tribunal-III
Delhi

Sd
(RAHUL SINGLA)
RECOVERY OFFICER-I
DRT-III, DELHI