

**DEUTSCHE BANK AG**

**PUBLIC NOTICE FOR AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

The Undersigned being the Authorized Officer of DEUTSCHE BANK AG, having its office at 14th Floor, Hindustan Times House, 18-20, Kasturba Gandhi Marg New Delhi – 110001 under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (The Act). That on 05.12.2023, the undersigned issued a Notice under Section 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 to M/s United Trading Co. (Borrower), Chandra Mohan Kathuria (Co-Borrower), Nidhi Kathuria (Co-Borrower). By way of said notice, the Borrowers were called upon to repay the total outstanding amount of Rs.9,96,39,923/- (*Rupees Nine Crores Ninety Six Lacs Thirty Nine Thousand Nine Hundred Twenty Three only*) due and outstanding under all loan accounts as on **05.12.2023** within a prescribed period of 60 days from the date of issuance of notice. That upon receipt of the said Notice, the Borrowers issued objections dated 08.12.2023 (received on 12.12.2023) and the undersigned vide its response dated 27.12.2023 disposed of all the objections as per the mandatory provisions of SARFAESI Act. Since the Borrowers failed to clear the outstanding amount as demanded by the Bank in the aforesaid Notice. Hence, on 12.02.2024, the Applicant Bank has taken the symbolic possession of the Mortgage Property under Section 13(4) of the Securitisation Act, 2002. The said Notice was duly sent through Post, affixed on the Mortgage Property and also published in two newspapers both in English and Hindi on 13.02.2024.

That vide Order dated 28.11.2024 passed by Sh. Abhishek Kumar, CJM(Central) Tis Hazari Court, Delhi appointed Adv. Yashvardhan Sain as Court Receiver to take the Physical Possession of the Secured Asset being Entire Ground, First and Second Floor with Terrace of the Property Bearing no. C-107, New Rajinder Nagar, Delhi-110060.

That Adv. Yashvardhan Sain (Court Receiver) issued 15 days advance possession notice dated 26.12.2024 and fixed 10.01.2025 as date of physical possession The said Notice was also duly sent through Post, affixed on the Mortgage Property. Thereafter, the Borrower approached Debt Recovery Tribunal-I to restrain the Bank/ Court Receiver from taking possession of the Secured Asset by way of Application in SA 134/2024. Accordingly, the said relief was rejected by DRT-I vide Order dated 09.01.2025. That thereafter, Adv. Yashvardhan Sain (Court Receiver) along with the undersigned and local police took Physical Possession of the Secured Asset on 10.01.2024.

That the Bank has issued Redemption Notice dated 09.07.2025 under section 13(8) of the SARFAESI Act 2002 to redeem the Secured Asset but the Borrower(s) has failed make the payments of outstanding dues as mentioned in notice dated 09.07.2025 to redeem the property.

Since the undersigned has the physical possession of the Secured Asset being Entire Ground, First and Second Floor with Terrace of the Property Bearing no. C-107, New Rajinder Nagar, Delhi-110060 on 10.01.2025, the undersigned is entitled to sell the said property as per Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Borrower and Public in General that the undersigned has taken possession of the property and same will be sold through Public Auction, on **“AS IN WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS”**, by inviting bids in the sealed envelope as per the procedure and the terms and condition stated below:

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Lot No.	Loan A/C and Name of the Borrower	Property Description	Reserve Price	Inspection Date & Time	Date/ Time of Auction
			EMD		
			Minimum Bid Enhance Amount		
1.	Loan Account Number: 100040717830019, 370040717830019 and 320040717830019, M/s United Trading Co. (Borrower), Chandra Mohan	Entire Ground, First and Second Floor with Terrace of the Property Bearing no. C-107, New Rajinder Nagar, Delhi-110060, admeasuring 125 Sq. Yards.	Rs. 7,50,00,000.00 (Reserve Price) ----- Rs. 75,00,000/- (10% Of the Reserve Price)	25.09.2025, 12:00 PM to 3:00 PM	14.10.2025, 2:00 PM-3:00PM

	Kathuria (Co-Borrower), Nidhi Kathuria (Co-Borrower)		Rs. 1,00,000.00 (Min. Bid Enhance Amount)		
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The Auction is being held on **“AS IN WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS”**.

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders on **25<sup>th</sup> September 2025 between 12 PM to 3 PM**.
3. The interested bidder must submit their Bid amount (not below the Reserve Price) and required documents (mentioned in Point No. 4) on/ before **on or before 13<sup>th</sup> October, 2025 by 1:00 PM**. The demand draft of the EMD will be returned to unsuccessful bidder.
4. The intending bidder/ purchaser is required to submit the following documents before the Last Date & Time of submission of the Bid Documents in a sealed envelope to the office of undersigned viz. i) Demand Draft of **Rs. 75,00,000/- (Rupees Seventy Five Lacs Only)** towards the Earnest Money Deposit (“EMD”) favoring **“M/s. Deutsche Bank EMD”**; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) or self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. For any property related query may contact **Authorized Officer: Mr. Natansh Kr. Pal; Mobile No: 8860676995/011-7110-9402, e-mail ID: natansh-kumar.pal@db.com** during the working hours from Monday to Friday.
5. The above-mentioned property shall not be sold below the Reserve Price fixed.
6. During Bidding, Bidder can improve their Bid Amount as per the ‘Bid Enhancement Amount’ (mentioned above) or its multiple. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the Auction Process shall be declared as a Successful Bidder by the Authorized Officer of the Secured Creditor, after required verification
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> days of conveying the confirmation of the sale or such extended period as agreed upon in writing between the Secured Creditor and the Auction Purchaser, in any case not exceeding 90 days as per Rule 9 of the Security Interest ( Enforcement ) Rule 2002. In case of default in payment by the successful bidder, the amount deposited shall be forfeited and property shall be put to re-auction and the defaulting Purchaser / Bidder shall have no claim/ right in respect of property or any part of the sum already paid towards the purchase thereof.
8. The immovable property described herein above shall remain and be in sole risk of the successful purchaser in all respects including loss and damage by fire or theft or other accidents, and other risks from the date of confirmation of the Sale by the undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale at any ground of whatsoever is nature.
9. Please note that there are pending litigation which was filed by the Borrowers being SA 134/2024, DRT-I and Insolvency 4/2023 before Ld. ASCJ, Central Tis Hazari Court, Delhi
10. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fees, TDS etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment/electricity charges, fees etc. owing to anybody.
11. The Authorised Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the Auction without assigning any reason thereof.
12. The bidders are advised to go through the detailed Terms & Conditions herein above before submitting their bids and taking part in the Auction

Date: 13.09.2025

Place: New Delhi

Natansh Kr. Pal  
Authorized Officer  
Deutsche Bank AG