

DEUTSCHE BANK AG

PUBLIC NOTICE FOR E-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 vide Order dated 04.12.2025 passed by Sh. Mohit Sharma, CJM Shahdara Karkardooma Court, Delhi was pleased to allow the application and appointed Adv. Vikas Yadav as Court Receiver to take the Physical Possession of the Secured Asset being First Floor portion of Free Hold built up property No. C-144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in the village Karkardooma, Illaqa Shahdara, Delhi 110092**

That Adv. Vikas Yadav (Court Receiver) issued 30 days advance possession notice dated 09.12.2024 and fixed 09.01.2025 as date of physical possession The said Notice was also duly sent through Post, affixed on the Mortgage Property. That thereafter, Adv. Yashvardhan Sain (Court Receiver) along with the undersigned and local police took Physical Possession of the Secured Asset on 09.01.2025

Since the undersigned has come in physical possession of the Secured Asset being First Floor portion of Free Hold built up property No. C-144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in the village Karkardooma, Illaqa Shahdara, Delhi 110092.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

The sale will be done by the undersigned through e-auction platform provided at the website: **<https://www.bankeauctions.com>** on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** as per the brief particular given hereunder.

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No	Loan A/C and Name of the Borrower	Property Description	Demand Notice Date	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price	Inspection Date & Time	Date/ Time of e-Auction
					EMD		
			Outstanding Amount (Secured debt)		Minimum Bid Enhance Amount		
1.	1. Loan Account Number: 100041399790019 DXB Enterprises, Shakuntala Devi, Babita Gupta, Sahil Gupta	First Floor portion of Free Hold built up property No. C-144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in	Date: 05.04.2025 Rs. 3,08,51,012.79 /- as on 04-04-2025 + interest + other charges	A/c No. 078494027010068 A/c Name – Deutsche Bank AG EMD, DD payable at New Delhi	Rs. 2,96,50,000.00 (Reserve Price) - ----- -- Rs. 29,65,000/- (10% Of the Reserve Price)	12.11.2026 , 12:00 PM to 3:00 PM	26.11.2026, 2:00 PM

		the village Karkardooma, Illaqa Shahdara, Delhi 110092.			Rs. 1,00,000.00 (Min. Bid Enhance Amount)		
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The e-Auction is being held on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS”**.

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-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/ies put on auction will be permitted to interested bidders on **12th November 2026 between 12 PM to 3 PM**.
3. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129 and for any property related query may contact **Authorised Officer: Mr. Danish Khan; Mobile No: 9999721786/011-7110-9563/011-71109664 Email : danish-y.khan@db.com** during the working hours from Monday to Friday.
4. The interested bidder must submit their Bid amount (not below the Reserve Price) and required documents (mentioned in Point No. 3) on/ before **25th November 2026 up to 4:00 PM** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. EMD also can be deposited in the bank by way demand draft favoring “Deutsche Bank AG EMD” the same will be returned to unsuccessful bidder.
5. The properties shall not be sold below the Reserve Price fixed.
6. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the ‘Bid Enhancement Amount’ (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure

of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ 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 15th days of conveying the confirmation of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Secured Creditor as per Rule 9 of the Security Interest (Enforcement) Rule 2002.. In case of default in payment by the successful bidder, the amount already 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 Authorised Officer . The successful bidder shall not be entitled to annul the sale at any ground of whatsoever is nature.
9. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
10. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee 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 Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- 12. The prospective bidders are to take note that there are pending litigation which was filed by the Borrowers being SA 115/2026 & SA 76/2026, DRT-I, Delhi.**
13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction
14. The publication is subject to the force Majeure clause.

15. This Notice is also a Notice to the Borrowers under Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Special Instructions

16. Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 28.10.2026

Place: New Delhi

Danish Khan
Authorised Officer
Deutsche Bank AG