

CONDUCT OF E- AUCTIONNotice for Sale of Land and building through e-auction

This electronic auction ('e-Auction') is being conducted pursuant to order dated 12.08.2024 of the High Court of Delhi at New Delhi passed in *Ex. P. No. 68 of 2024 titled 'Sombala @ Suman Khandelwal vs. Pyare Lal Gupta & Ors.* The e-Auction is being held on an "AS IS WHERE IS, AS IS WHAT IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS". The e-Auction sale will be conducted through the approved service provider M/s. Linkstar Infosys Pvt. Ltd. on the e-auction portal <https://www.eauctions.co.in>

Type of Building	Location/Address/Area	Reserve price	EMD (INR)	Incremental bid amount
Residential/ Commercial	Entire Built-up House/property Nos. 10144, 10145, 10146 and 10147, Library Road, Azad Market, Delhi-110006 and Entire Built-up House/property No. 10156 including cookery shop, Gali Gandhak Wali, Nawabganj, Pul Bangash, Azad Market, Delhi-110006	Rs. 10,00,00,000/-  (Rupees Ten Crores Only)	Rs. 1,00,00,000 /-  (Rupees One Crore Only)	Rs. 10,00,000/-  (Rupees Ten Lakhs Only)

Timeline

Last date of submission of bid documents alongwith EMD of Rs. 1,00,00,000/-	04.03.2025
Last date of Inspection and due diligence of Assets	01.03.2025
Date and Time of E-auction	11.03.2025 From 11 AM to 4 PM

(Auction property is subject matter of *Ex. P. No. 68 of 2024 titled 'Sombala @ Suman Khandelwal vs. Pyare Lal Gupta & Ors. and RFA (OS) 68/2024 titled 'Pyare Lal Gupta vs. Sombala & Ors'*)

The EMD shall be deposited by the bidders by way of bank draft in favour of '*Registrar General Delhi High Court*'

Detailed terms and conditions of auction will be made available by the service provider Linkstar Infosys Private on the e-Auction portal i.e., <https://www.eauctions.co.in> or can be requested by sending email to Ms. Nidhi Mohan Parashar at [nidhimohanparashar@gmail.com](mailto:nidhimohanparashar@gmail.com)

*Nidhi*

Nidhi Mohan Parashar  
Local Commissioner  
9953899908

Terms and Conditions of the e-Auction are as under:

I. E-Auction Basis and Platform

- i. This e-auction is being conducted pursuant to Order dated 12.08.2024 passed by the High Court of Delhi at New Delhi in Ex. P. No. 68 of 2024 titled 'Sombala @ Suman Khandelwal vs. Pware Lal Gupta & Ors.'
- ii. The result of the e-auction is subject to confirmation by the Hon'ble High Court of Delhi at New Delhi. The auction can be cancelled at any stage without any liability/reason.
- iii. The e-Auction is being held on an "*AS IS WHERE IS, AS IS WHAT IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS*". The information in respect of the property/asset has been stated to the best of Local Commissioner's knowledge, however, she shall not be responsible for any error, misstatement or omission in the said particulars.
- iv. The e- auction shall be open public auction and shall be conducted online. The auction shall be conducted on 11.03.2025 from 11 AM to 4 PM, with automatic extension of 10 minutes each time if the bid is made in the last ten minutes before the close of the e-auction.
- v. The e- auction will be managed through Linkstar Infosys Private Limited on the e-auction portal <https://www.eauctions.co.in>
- vi. The Parties to the Ex. P. No. 68 of 2024 shall be entitled to participate in the e-auction.
- vii. Only buyers holding valid User ID/ Password issued by the approved service provider shall be eligible for participating in the e-Auction process.
- viii. Reserve price of the property is fixed at Rs. 10,00,00,000/- (*Rupees Ten Crores Only*).
- ix. The Earnest Money Deposit (EMD) shall be Rs. 1,00,00,000/- (*Rupees One Crore Only*). Each bidder shall deposit EMD amount in favour of '*Registrar General Delhi High Court*' by way of Bank Draft.
- x. The bidders shall deposit original Demand Draft towards EMD alongwith the request letter for participation in e-auction to the office of Local Commissioner. The request letter shall be accompanied by-
  - Proof of Identification (KYC) viz. Voter ID Card/Driving license/Passport/Aadhar Card of the bidder
  - Current address proof of the bidder
  - Contact number and address for the purpose of communication
  - PAN Card of the bidder
- xi. The interested bidders shall submit their bid documents and required documents on or before the respective dates mentioned in the auction notice till 4 PM, after going through the Registering Process (One time) and generating User ID & Password of their own for

being eligible to participate in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Local Commissioner.

- xii. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited.
- xiii. Any issue with regard to connectivity during the course of the online bidding shall be the sole responsibility of the bidder and no claim in this regard shall be entertained.
- xiv. Bidding in the last moment should be avoided by the bidders in their own interest as neither the Local Commissioner nor the 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 situations and are able to participate in the auction successfully.
- xv. Upon conclusion of the auction, the name of the highest bidder and the second highest bidder of the auction property shall be declared. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. Acceptance of successful bid shall be communicated by the Local Commissioner to the successful bidder within 10 days after the date of e-auction. The EMD of the unsuccessful bidders shall be returned within 30 days from the date of e-auction.
- xvi. The successful bidder shall deposit 25% of the sale price, adjusting the EMD already paid, within 7 days after the acceptance of bid price by the Local Commissioner by handing over a Demand Draft in the name of *Registrar General Delhi High Court*, and the balance 75% of the sale price shall be deposited within 30 days of the acceptance of the bid price or within such extended period as agreed upon in writing by and solely at the discretion of the Local Commissioner. Local Commissioner will issue a Letter of Intent (LOI) to the successful bidder, detailing the total payable amount and other terms and conditions. In the event of default, all deposits made shall be forfeited and the auction property thereafter may be offered to the second highest bidder or may be put up for re-auction. The defaulting bidder shall have no claims or rights over the property or the deposited amount.
- xvii. The bids may be submitted by participating bidders even jointly with another person/persons including a lender/financial supporter to the said participating bidder. If a bid is submitted jointly, the obligation of the successful joint bidder/ auction purchaser to pay the final bid price shall be joint and several.
- xviii. Local Commissioner has right to demand documents from bidder for smooth process of auction and in case the documents are not provided, the Local Commissioner may disqualify the bid.

## 2. Independent Due Diligence

Prospective Bidders are responsible for making their own independent inquiries regarding any encumbrances, titles, claims, rights, or dues affecting the assets put up for auction. Bidders should conduct their own due diligence prior to submitting their bids.

## 3. Inspection of Assets

- i. It is the responsibility of the interested bidders to inspect and satisfy themselves regarding the condition and title of the assets before submitting their bids. The soft copy of the title documents shall be made available to the bidders submitting their bids. However, as regards to the physical verification of the property and of the original title deed, prior permission from the Local Commissioner conducting the auction is mandatory. Any bidder, if found, inspecting the auction property without prior permission of the Local Commissioner shall be disqualified and its EMD shall be forfeited.
- ii. After prior permission, the auction property shall be open for inspection by prospective buyers from 15.02.2025 to 01.03.2025 between 10 AM to 4 PM.

## 4. Possession of the property

Parts of the properties for auction are in possession of the tenants. The list of tenants will also be made available to the bidders for inspection.

## 5. Document Submission

Local Commissioner reserves the right to request additional documents from bidders as part of the process. If the requested documents are not provided, the Local Commissioner may disqualify the bid at her discretion.

## 6. Final Decision on Successful Bidder

- i. The Local Commissioner is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the c-Auction without assigning any reason thereof.
- ii. The decision of Local Commissioner on the declaration of the successful bidder shall be final and binding on all participants.

## 7. Sale deed

The parties shall execute and register the title documents in favour of the successful bidder/highest bidder/purchaser within six weeks from the date of full payment and all the costs and expenses incurred in getting the title documents executed and registered shall be borne by the purchaser including stamp duty. Any miscellaneous expenses and cost shall also be borne by the purchaser.

## 8. Taxes, duties and charges

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 charges, fees etc.

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\* IN THE HIGH COURT OF DELHI AT NEW DELHI  
+ EX.P. 68/2024

SOM BALA @ SUMAN KHANDEI.WAL .....Decree Holder

Through: Mr. Mohit Aggarwal, Ms. Pooja Saini,  
Ms. Anu Kushwaha, Mr. Harshit Saini  
and Mr. Rajat Sangeliya, Advs.

versus

PYARE LAL GUPTA & ORS. ....Judgement Debtors

Through: Mr. Amit Malik, Adv. for JD Nos.2 &  
3.  
Mr. K K Nangia, Mr. Krishan Kumar  
and Mr. Shivam Bedi, Advs. for JD  
No.4.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

**ORDER**

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13.02.2025

1. By order dated 12<sup>th</sup> August 2024, the Court directed the auction of the suit properties and appointed the Local Commissioner for the purpose. The directions of the Court are extracted as under:

*“3. In view of the submissions made by the counsel for Decree Holder, Ms. Nidhi Mohan Parashar, Advocate (E. No. D3809A/2010; e mail I.D. nidhimohanparashar@gmail.com) is appointed as a Local Commissioner to facilitate the auction of the suit properties i.e., (i) Entire Built-up House/property Nos. 10144, 10145, 10146 and 10147, Library Road, Azad Market, Delhi-110006 and (ii) Entire Built-up House/ property No. 10156, Gall Gandhak Wall, Nawabganj, Pul Bangash, Azad Market, Delhi-110006 including the cookery shop of Late Durga Prasad Gupta, in accordance with law.”*

2. Ms. Nidhi Mohan Parashar, Local Commissioner has filed a detailed



interim report. The salient aspects of the report are as under:

- (i) The Valuation Report dated 20<sup>th</sup> January 2025, has been obtained from *Mr. Sachin Goel*, Registered Valuer, which is appended as **Document No. 1** to the interim report.
  - (ii) Reserve price of the suit properties has been agreed upon between the parties.
  - (iii) Terms of the e-auction have been framed, which are appended as **Document No. 2** to the interim report.
  - (iv) Public notice, which is to be published, has also been framed by the Local Commissioner and is appended as **Document No. 3** to the interim report.
  - (v) The terms of the proclamation for the e-auction have also been framed and are appended as **Document No. 5** to the interim report.
  - (vi) The interim report notes that the Judgment Debtor No.1, *Mr. Pyare Lal Gupta*, has the original title deeds of the suit properties, and the same have to be made available for verification by bidders.
  - (vii) The report further states that if any of the parties refuse to cooperate in executing the Sale Deed, the Court may nominate a person to execute the title documents on their behalf.
3. In light of the above, following directions are issued:
- (i) The auction notice along with terms of the e-auction be published through the Registrar General of this Court on the website of this Court and the District Courts under the head of "*Public Notice*".
  - (ii) Proclamation for the e-auction shall be displayed on the Notice



Boards of the Delhi High Court and all the District Court Complexes, as well as in the Office of the concerned Sub-Registrar within whose jurisdiction the auction property is situated.

- (iii) Proclamation of the auction notice shall be affixed at the auction properties at a conspicuous place in the presence of witnesses from the locality on or before 15<sup>th</sup> February 2025, between 10:00 A.M. and 4:00 P.M.
- (iv) Proclamation of sale shall be published in “*Nav Bharat Times*” (Hindi Newspaper) and “*Times of India*” (English Newspaper) with circulation in NCR, on or before 15<sup>th</sup> February 2025.
- (v) Expenses of the publication and auction shall be borne by the parties in their respective shares, and copies of the newspapers shall be filed in the Court and before the Local Commissioner.
- (vi) Judgement Debtor No.1 is directed to deposit the original Title Deeds of the suit properties before the Registrar General of this Court within *two days* from the date of this order, which shall be available for inspection by any potential purchaser/successful bidder.
- (vii) In the event, any of the parties obstruct the handing over of peaceful and vacant possession to the successful bidder pursuant to a successful sale, directions shall be issued for appointment of a *Bailiff* to break-open the locks with the assistance of the local jurisdictional Police Station. In the event, this is required, a direction in this regard is being issued to SHO, Police Station Bara Hindu Rao, to provide police assistance to the bailiff.



- (viii) The Title Deeds shall be available for inspection with the facilitation of the Local Commissioner at a time and place to be agreed upon with the Registrar General of this Court.
- (ix) In *Clause 3(ii)* and *Clause 8(iii)*, of the terms of the conditions of the e-auction, the dates shall be modified to read as *15<sup>th</sup> February 2025* to *01<sup>st</sup> March 2025*. A duly modified version of shall be provided by the Local Commissioner to the Registrar General.
- (x) In *Clauses 3(i), 3(ii), 3(iii) & 3(iv)* of the terms of Proclamation will be read as reference to "*13<sup>th</sup> February 2025*" shall be read as "*15<sup>th</sup> February 2025*". A duly modified version of shall be provided by the Local Commissioner to the Registrar General.
4. List on 25<sup>th</sup> February 2025, the date already fixed.
  5. Order '*dasti*'.
  6. Order be uploaded on the website of this Court.

ANISH DAYAL, J

FEBRUARY 13, 2025/MK/tk

T/c  
14/2/25



IN THE HON'BLE HIGH COURT OF DELHI AT NEW  
DELHI

EX. PET. NO. 68 OF 2024  
In  
CS (OS) 2152/2014

IN THE MATTER OF:

SOM BALA @ SUMAN KHANDELWAL  
...DECREE HOLDER

VERSUS

PYARE LAL GUPTA & ORS. ...JUDGEMENT DEBTORS

MEMO OF PARTIES

Smt. Som Bala @ Suman Khandelwal  
W/o: Sh. Sunder Lal Khandelwal  
R/o: B-301, 1st Floor, Near Gate no. 4,  
Green Field Colony, Faridabad 121010  
Mob: 8178224376

...Decree Holder

Versus

1. Sh. Pyare Lal Gupta  
S/o Late Sh. Durga Prasad Gupta  
R/o 10156, Gali Gandhak Wali,  
Nawabganj, Pul Bangas, Azad Market,  
New Delhi 110006
2. Smt. Saroj  
W/o Sh. Yogesh Kumar  
R/o 167, Netaji Subhash Marg,  
3rd Floor, Flat no. 18, Raja Katra  
Hanuman Ji Ka Mandir,  
Kolkata 700001  
Mob: 9163802636
3. Smt. Madhu Bala  
W/o Sh. Vijay Kumar

R/o H. No. 2369/D-3, 1st Floor, Mandir Wali Gali,  
Shadi Khampur, Near Metro Pillar no. 215,  
West Patel Nagar, New Delhi 110008  
Mob: 7701851038

4. Smt. Shefali @ Manju  
R/o B-602, Spring Valley Apartment,  
Plot no. 3C, Sector 11, Dwarka, New Delhi 110075  
Mob: 9818098535
5. Smt. Shashi Gupta  
W/o Sh. Rakesh Gupta  
R/o E-57, Sector 55, Noida,  
Uttar Pradesh-201307  
Mob: 9958547530
6. Sh. Vidya Sagar  
LR of Smt. Kanta Devi  
R/o 9640/12, Multani Dhanda,  
Paharganj, New Delhi 110055  
Mob: 9811105656
7. Smt. Shalu Khandelwal  
LR of Smt. Kanta Devi  
R/o A 453, Shashtri Nagar,  
New Delhi 110052  
Mob: 9899907140

...Judgement Debtors

FILED THROUGH

*Mohit*

Adv. Mohit Aggarwal (D/5289/2019)

for

PATRONUS LAW OFFICES

(Counsel for Decree Holder)

Off: Chamber no. 13, S Block,  
Delhi High Court, Delhi – 110003

Mob:9811449071, 8955123521

email:[patronuslawoffices@gmail.com](mailto:patronuslawoffices@gmail.com)

Dated: 08.08.2024

Delhi