DOCUMENT NO. 1

CONDUCT OF AUCTION

Notice for Sale of Land and building through auction

This auction is being conducted pursuant to Orders dated 05.12.2024 and 17.11.2025 of the Hon'ble High Court of Delhi at New Delhi passed in Ex. P. No. 88 of 2023 titled as *Narender Nath Seth and Ors. v. Lata Seth and Ors.'*

Type of Building	Location/Address/ Area	Reserve price (INR)	Earnest Money Deposit (EMD) (INR)	Incremental bid amount (INR)
Residential	Entire Built-up House/property No. 33, Road No. 5, Punjabi Bagh, Delhi – 110026, admeasuring 278.7 sq. yards.	15,00,00,000 (Fifteen Crores only)	37,50,000 (Thirty-Seven Lakh and Fifty Thousand only)	10,00,000 (Ten Lakhs only)

Timeline

Date of Inspection and due diligence of asset	24.03.2026 to 07.04.2026
Last date of submission of bid documents alongwith EMD	11.04.2026
Date and Time of auction	14.04.2026 from 1 PM to 4 PM

(Auction property is subject matter of Ex. P. No. 88 of 2023 titled as Narender Nath Seth and Ors. v. Lata Seth and Ors.)

Detailed terms and conditions of auction can be requested by sending email to Mr. Tarang Gupta at tarang.gupta305@gmail.com.

DOCUMENT NO. 2

Terms and Conditions of the Auction are as under:

1. Auction Basis

i. This auction is being conducted pursuant to the Orders dated 05.12.2024 and 17.11.2025 of the Hon'ble High Court of Delhi at New Delhi in Ex. P. No. 88 of 2023 titled as *Narender Nath Seth and Ors. v. Lata Seth and Ors.'*

ii. The result of the 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 auction is being held on as "*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 derived from the representations made by the parties; however, he shall not be responsible for any error, misstatement or omission in the said particulars.

iv. The auction shall be open public auction and shall be conducted physically. The auction shall be conducted on 14.04.2026 from 1 PM 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 auction.

v. The auction will be held physically at Punjabi Bagh Club, Ring Road, Punjabi Bagh West, New Delhi - 110026

vi. The Parties to the Ex. P. No. 88 of 2023 shall be entitled to participate in the auction.

vii. Reserve price of the property is fixed at Rs. 15,00,00,000/- (Rupees Fifteen Crores only).

viii. The Earnest Money Deposit (EMD) shall be Rs. 37,50,000/- (Rupees Thirty-Seven Lakhs and Fifty Thousand only). Each bidder shall deposit EMD amount by way of Bank Draft in favour of '***Registrar General Delhi High Court***'.

ix. The bidders shall deposit original Demand Draft towards EMD alongwith the request letter for participation in auction with the Local Commissioner at Tarang Gupta, S-266, Ground Floor, Greater Kailash-1, New Delhi-110048. The request letter shall be accompanied by-

a. Proof of Identification (KYC) viz. Voter ID Card/Driving license/Passport/Aadhar Card of the bidder;
b. Current Address proof of the bidder;
c. Contact number and address for the purpose of communication;
d. PAN Card of the bidder.

x. The interested bidders shall submit the bid documents and EMD as per clause (ix) on or before 11.04.2026 till 4 PM, subject to due verification (of the documents) and/or approval of the Local Commissioner.

xi. Upon submission of bid documents and EMD, the interested bidders will be provided with a token number by the Local Commissioner.

xii. Only buyers holding valid token number issued by the Local Commissioner shall be eligible for participating in the auction process.

xiii. The bidders are not permitted to withdraw from participating in the auction once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited.

xiv. Any issues with regard to reaching the venue of the auction shall be the sole responsibility of the bidder and no request for delaying the auction process and/ or extension of time for making bid shall be entertained. Bidding in the last moment should be avoided by the bidders in their own interest.

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 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 auction. The EMD of the unsuccessful bidders shall be returned within 30 days from the date of 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 3 months 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 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 other 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 a 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 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 24.03.2026 to 07.04.2026 between 10 AM to 4 PM.

4. Possession of the Property

Parts of the property subject-matter of the present auction are in possession of some of the parties to the Ex. P. No. 88 of 2023. The list of parties in possession of the property 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 his 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 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. 88/2023

SH NARENDER NATH SETH AND ORS .....Decree Holders

Through: *Appearance not given*

versus

MRS LATA SETH AND ORS .....Judgement Debtors

Through: Mr Saurabh Duggal and Mr SM Adnan Hussain, Advs. for JD 1 to 5
Mr. Wasim Ashraf, Adv. for JD No. 6(a) to 6 (d)
Mr. Tarang Gupta Adv.

CORAM:
HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

% **12.03.2026**

EX.APPL.(OS) 1650/2025

1. This case has been listed for consideration of the Interim Report of the Local Commissioner who had been appointed by this Court *vide* Order dated 05.12.2024 for the purpose of sale of property bearing No. 33/5, East Punjabi Bagh, New Delhi ("**property**").

2. The Local Commissioner states that he has got the valuation of the property through a Government approved Valuer and the said property has been valued at Rs. 13,05,27,000/-, however, the Decree Holders and the Judgment Debtor No.6 (a to d) state that the valuation should be at Rs. 15,00,00,000/-.

This is a digitally signed order.
The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

3. The Local Commissioner has also filed the format of the sale proclamation. This Court has gone through the format of the sale proclamation filed by the Local Commissioner, the format is in order.

4. Let the sale proclamation be issued in the said form.

5. The copy of the draft terms and conditions of the auction has also been filed in the Court. The Decree Holders and the Judgment Debtors have no objection to the terms and conditions as stated in the draft.

6. The Local Commissioner is permitted to proceed ahead with the auction with the reserve price for the property.

7. The auction should be conducted at Punjabi Bagh Club.

8. The Decree Holders are directed to deposit the original title deeds of the property with the Registrar of this Court for the purpose of the inspection and verification.

9. The Registrar General is directed to permit the auction notice on the website of this Court and of the District Courts under the head of 'Public Notice'. Further, the sale proceeds be deposited with the Registrar General of this Court.

10. List on 03.08.2026.

SUBRAMONIUM PRASAD, J

MARCH 12, 2026
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This is a digitally signed order.
The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

EX.P.-88/2023

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IN THE HIGH COURT OF DELHI AT NEW DELHI

Execution Petition No. of 2023

In the matter of:

Narinder Nath Seth & Others ...Decree Holders

Versus

Lata Seth & Others ...Judgment Debtors

Memo of Parties

1. Shri Narender Nath Seth
   S/o Late Shri Kedar Nath Seth
   R/o B-244, Sushant Lok – I
   Gurugram, Haryana – 122002
2. Shri Yogender Seth
   S/o Late Shri Kedar Nath Seth
   R/o A-71, Crest Towers, DLF Phase – V
   Gurugram, Haryana – 122005
3. Mrs. Bindu Mohindru
   W/o Mr Surinder Mahindru
   D/o Late Shri Kedar Nath Seth
   R/o B – 25, New India Apartment
   Sector – 9, Rohini, New Delhi - 1100094
4. Mrs Rekha Seth
   W/o Late Shri Kedar Nath Seth
   R/o B-244, Sushant Lok – I
   Gurugram, Haryana – 122002

VERSUS

1. Mrs. Lata Seth, Wife of Shri Man Mohan Seth
2. Shri Rajiv Seth
3. Shri Rajesh Seth
   Both sons of Shri Man Mohan Seth
4. Ms Renu Seth, D/O Shri Man Mohan Seth
5. Ms. Monika Seth, D/O Shri Man Mohan Seth

EX.P.-88/2023

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All residents of 33/5, East Punjabi Bagh, New Delhi-110026

AND ALSO, AT:

48, Khursheed Market, Sadar Bazar, Delhi-110006

6. Shri Kishan Lal Seth, since being deceased & is being represented by

(a) Mrs. Kamlesh Seth (Widow)

(b) Mr.Sandeep Seth (Son) — abbotsanjay@gmail.com, sandeep.seth@goltens.com

(c) Mr. Indu Sharma (Daughter) — sethraj05@hotmail.com, chamber.sy@gmail.com

(d) Mrs. Sangeeta Malhan (Daughter)
R/o. B-2/61 D,

All Residents of the Address: G-44, South City-1, Gurugram, Haryana-122 001.

..... Judgement Debtors

Decree Holders

Through Counsel

Avinash Sharma & Akanksha Kapoor
(D-641/2006) (D-1525/2015)
Counsel for the Decree Holders
Chamber: 36, Lawyers Chamber, R K Garg Block
Supreme Court of India, New Delhi – 110001
Office: J – 55 (LGF), Saket, New Delhi - 110017
Phone No. +91 11 45518790, Mobile: +91 9811351780, 9810386632
Email: avinash.law@gmail.com, akankshakapoor1691@gmail.com

Date: 7/12/2023
Place: New Delhi