

PROCLAMATION OF SALE

(Or.XXI Rule-66)

IN THE COURT OF THE DISTRICT JUDGE-03, SOUTH-EAST DISTRICT,
SAKET COURTS, NEW DELHI

(PRESIDED OVER BY: SACHIN MITTAL)

E.P.NO. 245/21

Ishwar Industries Limited,

Registered office at:

Tribhuvan Complex, Ishwar Nagar,
10th Mile Stone, Main Mathura Road,
New Delhi-110065.

Through its Director-Incharge,
Mr. Bharat Bhaskar.

Decree Holder

Vs.

1. M/s Gallus Chattles Pvt. Ltd.
2. M/s Crocus Chattles Pvt. Ltd.
3. M/s Colorado Chattles Pvt. Ltd.
4. M/s Nulon Global Ltd.

All of Nulon House

Tribhuvan Complex, Ishwar Nagar,
10th Mile Stone, Main Mathura road,
New Delhi-110065,

Through Mr. M.P. Golyan, Chairman and Director.

Also at:

34 West Avenue,
171-A, Sainik Farm,
New Delhi.

Judgment Debtors

Notice is hereby given that, under Rule-64 of Order XXI of the Code of Civil Procedure 1908, an Order has been passed by this Court for the sale of the attached property mentioned in the annexed Schedule, in satisfaction of the claim for a sum of Rs. 27,84,53,577/- approximately (inclusive of the decretal amount, the interest awarded and costs awarded) of the decree-holder in the suit, CS No. 1317/2005 (New No. 9831/16), decided by the Court of DJ-03, District South East, Saket Courts, Delhi, in which the decree-holder was plaintiff and judgement-debtors were the defendants and in DRT proceedings by the Indian Bank against the judgement-debtors.

The sale will be by public auction. The sale will be of the property of the judgement-debtor above named as mentioned in the Schedule below. The liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule.

In the absence of any Order of postponement, the sale will be held by the Court Auctioneer, namely, Ms. Arpan Wadhawan, Advocate, Enrollment No. D/855/2011, Mobile No. 9899662697, (R/o Flat No. 67, Vidhi Apartments, Plot No. 116, I.P. Extension, Delhi-110092), as per the following Schedule:

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Sr. No.	Particular(s)	Date and Time
1.	Date of publication of proclamation in the English newspaper, Times of India and in the Hindi newspaper, Dainik Jagran.	On or before 28.02.2026
2.	Affixation of Proclamation and Court's Order outside the property under attachment on a conspicuous part of the said property.	On or before 28.02.2026 (between 10:00 AM to 05:00 PM).
3.	Proclamation by way of affixation on the notice board of this Court and the Delhi High Court.	On or before 28.02.2026
4.	Uploading of proclamation on Court's website, subject to approval of appropriate authority.	On or before 28.02.2026
5.	Date of sale by public auction by the Court Auctioneer.	16.03.2026 (between 11:00 AM to 05:00 PM).
6.	Filing of report before this Court by the Court Auctioneer	On or before 23.03.2026

In the event, however, of the debt above specified and of the costs of the sale being tendered or paid before the knocking down, the sale will be stopped.

At the sale, the public generally are invited to bid, either personally or by duly authorised agent. The Decree holder is also granted permission to bid for purchase of the property. In case, the Decree holder purchases the property, the purchase money and the amount due on the Decree shall, subject to Section 73 of the CPC, be set off against one another, and the satisfaction of the Decree in whole, or in part shall be entered upon.

The following are the further conditions of sale:

CONDITIONS OF SALE

1. The particulars specified in the Schedule below have been stated to the best of the information of the Court, but the Court will not be answerable for any error, mis-statements or omissions in this proclamation.
2. After prior permission of the Court Auctioneer, the property shall be open for inspection by prospective bidders/buyers from 02.03.2026 to 11.03.2026 between 10:00 AM to 04:00 PM (excluding Sundays and other public holidays).
3. The amount by which the biddings are to increased shall be determined by the Court Auctioneer conducting the sale, however, the same shall not be more than Rs. 5 Lakhs. In the event of any dispute arising as to the amount of bid, or as to the bidder, the property shall at once be again put-up to auction.
4. The reserve price of the property is fixed at Rs. 7 Crores.
5. The highest bidder shall be declared to be purchaser of the property, provided, always that he is legally qualified to bid, and provided that it shall be in the discretion of the Court, or the Court Auctioneer conducting the sale to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
6. For reasons recorded, it shall be in the discretion of the Court Auctioneer, conducting the sale to adjourn it subject always to the provisions of Rule-69 of Order XXI.

7. The person declared to be the purchaser shall pay immediately after such declaration a deposit of 25% on the amount of his purchase-money to the Court Auctioneer conducting the sale, and in default of such deposit the property shall forthwith be put-up again and re-sold.

8. The full amount of the purchase-money shall be paid by the purchaser before the Court closes on the fifteenth day after sale of the property, exclusive of such day, or if the fifteenth day be a Sunday or other holiday, then on the first office day after the fifteenth day.

9. In default of payment of the balance of purchase-money within the period allowed, the property shall be re-sold after the issue of a fresh notification of sale. The deposit, after defraying the expenses, of the sale, may, if the Court thinks fit, be forfeited to Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

SCHEDULE OF THE PROPERTY

Number of lot	Description of property to be sold, with the name of each owner where there are more judgment-debtors than one.	The revenue assessed upon the estate, if the property to be sold is an interest in an estate or a part of an estate paying revenue to Government	Details of any encumbrances to which the 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
Not applicable	<p>All that piece and parcel of immovable property consisting of ground floor, first floor and second floor comprised in unit No.62, 63 and 64 of Block No.5 of Tribhuvan Complex Ishwar Nagar, 10th Milestone, Delhi, Mathura Roa, New Delhi-110065 having total super area admeasuring about 6500 sq ft known as Nulon House, Ishwar Nagar, 10th Mileston, Delhi Mathura Road, New Delhi-110065.</p> <p>And bounded by: East-Block IV Tribhuvan Complex, West-Block VI Tribhuvam Complex; North-Government School; South-Common Road.</p> <p>Owners: Exclusively and jointly owned by the Judgment Debtors No.1 to 3 i.e. Gallus Chattels Pvt. Ltd. Crocus Chattels Pvt. Ltd. and Colorado Chattels Pvt. Ltd.</p>	Not applicable	No encumbrance brought to the knowledge of the Court.	Property is for commercial use situated in a commercial area.

Given under my hand and the seal of the Court on this 4th day February of 2026.

(Sachin Mittal)
DJ-03/South-East District
Saket Courts, New Delhi/04.02.2026

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