

ASSET MANAGEMENT BRANCH, GROUND FLOOR, UCO BANK BUILDING, 5, SANSAD MARG, NEW DELHI-110001, MOBILE: 9147404005

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER RULE-8(6)****E-Auction Sale Notice for Sale of Immovable Assets under the Securitization & Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the UCO Bank (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of UCO Bank (Secured Creditor), will be sold on "As is Where is" & "As is What is" & "Whatever There Is" basis on 23/05/2025 for recovery of Rs. 2,18,98,25,680.88 (Rupees Two Hundred and Eighteen Crores Ninety Eight Lakhs Twenty Five Thousand Six Hundred Eighty and Paise Eighty Eight Only) calculated as on 30/04/2025 inclusive of interest upto 30/04/2025 and interest thereon and other incidental charges due to UCO Bank (Secured Creditor) from M/s. TDI International India Private Limited (Borrower cum Mortgagor) and Mr. Prem Bajaj (Guarantor cum Mortgagor), Mr. Hiya Bajaj (Guarantor), Ms. Neelam Bajaj (Guarantor), Mr. Vijay Kumar Manchanda (Guarantor) and Mr. Atul Chopra (Guarantor).

Names of the Borrowers & Guarantors with the Address	Date of Demand Notice	Date of Physical Possession	Recoverable Amount
<b>M/s. TDI International India Private Limited (Borrower cum Mortgagor)</b> 42, First Floor, Rani Jhansi Road, New Delhi- 110055. <b>MR. PREM BAJAJ (GUARANTOR CUM MORTGAGOR), S/O. MR. HARISH BAJAJ,</b> B-4/62, Safdarjung Enclave, New Delhi-110029. <b>MR. HIYAV BAJAJ (GUARANTOR), S/O. MR. PREM BAJAJ</b> B-4/62, Safdarjung Enclave, New Delhi-110029. <b>MS. NEELAM BAJAJ (GUARANTOR), W/O. MR. PREM BAJAJ</b> B-4/62, Safdarjung Enclave, New Delhi-110029. <b>MR. VIJAY KUMAR MANCHANDA (GUARANTOR), S/O. MR. HARCHARAN DASS</b> 5C/55, New Rohtak Road, New Delhi-110005. Also at: 41, Rani Jhansi Road, New Delhi-110055. <b>MR. ATUL CHOPRA (GUARANTOR)</b> F-10, Saket, New Delhi-110017.	<b>07/03/2022</b>	<b>09/10/2024</b>	<b>Rs. 2,18,98,25,680.88</b> (Rupees Two Hundred and Eighteen Crores Ninety Eight Lakhs Twenty Five Thousand Six Hundred Eighty and Paise Eighty Eight Only) as on 30/04/2025 inclusive of interest upto 30/04/2025 and interest thereon and other incidental charges

Note: Notice under section 13(2) of SARFAESI Act, 2002 issued on 07/03/2022.

Description of Property	Reserve Price	Earnest Money Deposit (EMD)
(1) Commercial Land measuring 4384.8 sq.yds out of Khasra No.4/21/3, 4/22, 4/19/2, Link Road, Village Samalkha, Near IGI Airport, Tehsil Vasant Vihar, New Delhi-110037, owned by M/s. TDI International India Private Limited.	<b>Rs.41.80 Crores</b>	<b>Rs.4.18 Crores</b>
(2) Commercial Land measuring 24544.8 sq.yds out of Khasra No.3/16/2, 3/25, 4/20/2, 4/21/1, 4/21/2, 9/1, 9/1/1, 9/1/2, 9/2/1, 9/10, 10/5, 10/6, Link Road, Village Samalkha, Near IGI Airport, Tehsil Vasant Vihar, New Delhi-110037, owned by M/s. TDI International India Private Limited.	<b>Rs.222.30 Crores</b>	<b>Rs.22.23 Crores</b>

**DATE & TIME OF E-AUCTION SALE****23<sup>rd</sup> Day of May, 2025 between 01:00 P.M. to 05:00 P.M.****(with unlimited auto extensions of 10 minutes each and bids shall be in multiples of Rs.1.00 Crores)****Last Date & Time of Submission of Bid along with EMD: 22<sup>nd</sup> Day of May, 2025 at 05:00 P.M.**

Details of known encumbrances: NIL

**Terms and Conditions:**

1. The sale shall be subject to the Terms &amp; Conditions as prescribed in the Security Interest (Enforcement) Rules 2002.

**Detailed terms and conditions of the/ sale is available/ published in the following websites/web portal:****(i) <https://baanknet.com/>****(ii) <https://www.ucobank.com>**

2. The property(ies) is/are being sold on "As is Where is" &amp; "As is What is" &amp; "Whatever There is" basis.

3. The particulars of Secured Assets specified in the "Description of the Property(ies)" hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: <https://baanknet.com> and start at **01:00 PM on 23/05/2025.**

5. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the auction.

**DATE: 05/05/2025****PLACE: NEW DELHI****(Lalit Kumar) Chief Manager & Authorised Officer,  
UCO BANK (Secured Creditor), Mob: 9147404005**