

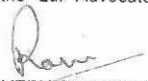
DEBTS RECOVERY TRIBUNAL, RANCHI

Sl. No.	Date of Order or proceeding	Order with Signature of the Court	Office action Taken with date																								
58.	31.08.2026	R. C. No.441 of 2015 <u>Punjab National Bank, Argora Branch, Ranchi</u> <u>Vs.</u> <u>M/s Royal Alloys & Iron Pvt. Ltd. & Others</u> Ld. Counsel Sri V. K. Choudhary appears for Certificate Debtors. Ld. Counsel Sri Sandeep Kumar Sahu appears for Certificate Holder Bank and prays for further proceedings with execution of the Recovery Certificate by putting attached properties of Certificate Debtors to sale through public e-auction. It appears from the records that the despite sufficient opportunities having been afforded, the Certificate Debtors have failed to liquidate the dues under Recovery Certificate. The valuation report submitted by the CH Bank which has been prepared by Sri Gurumukh Singh, Government Approved Valuer (Income Tax) in respect of the mortgaged property belonging to Certificate Debtor is available on record. Upon consideration thereof, the realizable value of Rs.1,26,00,000/- (Rupees One Crores Twenty Six Lakh Only) for Schedule "A, B & C", Rs.4,49,33,000/- (Rs. Four Crores Forty Nine Lakh Thirty Three Thousand Only) for Schedule "D,F & G" and Rs.5,06,70,000/- (Rupees Five Crores Six Lakh Seventy Thousand Only) for Schedule 'E' assessed by the approved valuer appears fair and reasonable and is accordingly accepted as the Reserve Price for the purpose of sale. Accordingly, following orders are hereby passed:- ORDER The immovable properties attached vide order dated 04.05.2016, are hereby, ordered to be sold under Rule 52 of the second schedule of Income-tax Rules read with section 29 of the Recovery of Debts Due to Banks & Financial Institutions Act, 1993, by public Auction through e-auction on 04.11.2026 between 11.00 am to 12.00 p.m (with auto extension clause in case of bid in last 5 minutes before closing, if required) through the e-auction agency – websites: https:// www.baanknet.com, PSB Alliance Private Limited. <table><tr><th>Details of Immovable Properties</th><th>Reserve Price</th><th>EMD</th></tr><tr><td>Schedule 'A' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, PS Pindrajora, Thana No. 46, Mouza Chakulia, Khata No. 217, Plot No. 2513 & 2514, admeasuring 1 Acre of land, Bokaro at Chas Vide Sale Deed No. 1107 dated 19.02.2005.</td><td>Rs.1,26,00,000/-</td><td>Rs.12,60,000/-</td></tr><tr><td>Schedule 'B' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, PS Pindrajora, Thana No. 46, Mouza Chakulia, Khata No. 217, Plot No. 2513 & 2514, admeasuring 50 Decimals of land, Bokaro at Chas Vide Sale Deed No. 1108 dated 19.02.2005.</td><td></td><td></td></tr><tr><td>Schedule 'C' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, PS Pindrajora, Thana No. 46, Mouza Chakulia, Khata No. 217, Plot No. 2513 & 2514, admeasuring 2 Acres of land, Bokaro at Chas Vide Sale Deed No. 1109 dated 19.02.2005.</td><td></td><td></td></tr><tr><td>Schedule 'D' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, Thana No. 30, Mouza Chas, Khata No. 733, Plot No. 7777, (admeasuring 9 3/8 Decimals) & plot No. 7776 (admeasuring 6 1/2 Decimals) = 15.89 decimals in total of land, Bokaro at Chas Vide Sale Deed No. 6533 dated 22.10.2005.</td><td>Rs.4,49,33,000/-</td><td>Rs.44,93,300/-</td></tr><tr><td>Schedule 'F' The mortgaged landed property in the Name of Sanjay Kumar (Certificate Debtor no. 4) situated at Pargana Khas Pel, Thana No. 30, Mouza Chas, Plot No.7776, under Khata No. 733, admeasuring 4.1/8 decimals out of 16 decimals of land, Bokaro at Chas, Vide Sale Deed No. 4324 dated 19.08.2001.</td><td></td><td></td></tr><tr><td>Schedule 'G' The mortgaged landed property in the Name of Sanjay Kumar (Certificate Debtor no. 4) situated at Pargana Khas Pel, Thana No. 30, Mouza Chas, Khata No. 733, Plot No.7773 (admeasuring 3 decimals of land) & Plot No. 7777 (admeasuring 0.25 decimals of land), Bokaro at Chas, Vide Sale Deed No. 5630 dated 08.12.2000.</td><td></td><td></td></tr><tr><td>Schedule 'E' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, Thana No. 30, Mouza Chas, Plot No.3323, under Khata No. 601, Plot No. 3297 under Khata No. 623, admeasuring 1 Acre and 56 3/8 Decimals of land, Bokaro at Chas Vide Sale Deed No. 50 dated 04.01.2003.</td><td>Rs.5,06,70,000/-</td><td>Rs.50,67,700/-</td></tr></table>	Details of Immovable Properties	Reserve Price	EMD	Schedule 'A' The mortgaged landed property in the Name of Anal Kishore (Certificate Debtor no. 2) situated at Pargana Khas Pel, PS Pindrajora, Thana No. 46, Mouza Chakulia, Khata No. 217, Plot No. 2513 & 2514, admeasuring 1 Acre of land, Bokaro at Chas Vide Sale Deed No. 1107 dated 19.02.2005.	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DEBTS RECOVERY TRIBUNAL, RANCHI

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58.	31.08.2026 Contd...p/2...	-2- <u>Terms & Conditions</u> - Auction/bidding shall only be through online electronic mode through the website. - The intending bidders should register their participation with the service provider-well in advance and get user ID and password for participation in E-auction. - EMD shall be deposited through BAANKNET portal as per prescribed mode by 02.11.2026 by 04:00 pm , in coordination with the CH Bank. Certificate Holder Bank shall forward a list of all the intending bidders alongwith the requisite details to the Recovery Officer for perusal prior to forwarding the EMD/BID details to the service provider. - Prospective bidder may avail online training from service provider of <u>PSB Alliance Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, Mobile No.9892219848.</u> In case of any query & inspection of the property, intending bidder may contact: Office of the Recovery Officer-II, Debts Recovery Tribunal, Ranchi and for property inspection contact Sri Sanjeev Kumar, Punjab National Bank, ARMB, Ranchi, Mob. No.7300705205. - For any assistance regarding Registration/Bidding, Prospective bidders are advised to go through the website https://www.baanknet.com PSB Alliance Private Limited , for details terms & conditions of sale before submitting their bids. - The property shall not be sold below the Reserve Price. - The bidder shall improve offer in multiple of Rs.1,00,000/- for Schedule property. - The property shall be sold “As Is Where Is Basis and As is What is Basis” and “Without Recourse” basis. - On being completion of auction, the service provider shall deposited the EMD amount of Successful Bidder (H1) in the account of Recovery Officer, DRT, Ranchi <u>through RTGS/NEFT/EFT to Current Account No.31598921087, IFS Code: SBIN0007507, State Bank of India, Indrapuri Branch, Ranchi</u>”. EMD of unsuccessful bidder(s) shall be returned to them through BAANKNET portal by the CH Bank. - On being knocked down, the successful bidder shall have to pay 25% of the bid amount after adjustment of EMD already deposited with the BAANKNET portal by way of RTGS/NEFT/EFT in the account of “Recovery Officer, DRT, Ranchi <u>Current Account No.31598921087, State Bank of India, Indrapuri Branch, Ranchi</u>” immediately as per prescribed rules. - The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property in the said account as per the detail mentioned in Para 10 above. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode. In addition to the above, the purchaser shall also deposit poundage fee @2% up to Rs. 1,000/- and @1% of the excess of said amount of Rs. 1,000/- through Demand Draft in favour of Registrar, DRT, Ranchi. - In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold. - The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons. - The Certificate Holder Bank shall publish the Sale Proclamation/e-auction notice in one English daily newspaper and one Hindi (vernacular) daily newspaper having wide circulation in the locality where the property is situated and where the Certificate Debtors ordinarily reside or carry on business. The publication shall be completed well before the scheduled date of auction and proof thereof shall be placed on record. - The Certificate Holder Bank shall coordinate with PSB Alliance Private Limited for uploading this order, the Sale Proclamation and all relevant property particulars on the BAANKNET portal and shall extend all necessary assistance for successful conduct of the e-auction. - Let Sale Proclamation in Form No. 22 be issued accordingly. The Sale Proclamation shall form an integral part of this order and shall govern the conduct of the e-auction. Since the Tribunal is presently constrained by shortage of staff and the Sale Proclamation is required to be proclaimed at the property site in accordance with law, Sri Neelanjan Chatterjee, Advocate, is hereby appointed as Advocate Commissioner under Order XXVI Rule 9 of the Code of Civil Procedure to effect due proclamation of sale and complete all formalities in accordance with law on or before 30.09.2026. The Ld. Advocate Commissioner shall proclaim the Sale Proclamation at the property/site in accordance with law; affix copies of the Sale Proclamation at conspicuous places and take geo-tagged photographs with the property submit a detailed report of compliance and complete the assignment within the time stipulated above. The Ld. Advocate Commissioner shall be paid a consolidated remuneration of Rs.8,000/-, besides conveyance charges restricted to Second AC Rail Fare wherever travel outside Ranchi is required. The remuneration and admissible conveyance charges shall be borne and paid by the Certificate Holder Bank immediately upon completion of the assignment. The Certificate Holder Bank shall extend full cooperation and provide all necessary logistical assistance to the Advocate Commissioner. The Certificate Holder Bank, the Service Provider and the Ld. Advocate Commissioner shall ensure strict compliance with this order and the Sale Proclamation. Any lapse or non-compliance shall be viewed seriously. Put up on 30.09.2026 for submission of the report of the Ld. Advocate Commissioner, compliance report of the Certificate Holder Bank and for further execution proceedings. Let copies of this order be supplied forthwith to the Certificate Holder Bank and the Ld. Advocate Commissioner for immediate compliance.  RECOVERY OFFICER II	

