DEBTS RECOVERY TRIBUNAL, RANCHI

Sl. No.	Date of Order or proceeding	Order with Signature of the Court	Office action Taken with date
139.	28.01.2026	BEFORE THE RECOVERY OFFICER-II **DEBTS RECOVERY Tribunal, RANCHI** 5TH Floor, Pragati Sadan, Ranchi - 834001 **R. C. No.148 of 2010** HUDCO Ltd., Ranchi Vs. M/s Gautam Construction and Developers Pvt. Ltd. & Others Ld. Counsel Sri A. K. Jha appears for Certificate Holder Bank. Ld. Counsel Sri Awadh Kishore Singh appears for Certificate Debtors. From perusal of records it is observed that one affidavit petition filed by the Certificate Debtors on 19.11.2025 for enhancing further time for sale of the five flats and one duplex for proper adjudication of the case. Earlier, the then Recovery Officer has passed an order dated 17.06.2022 and Certificate Debtors was given liberty for transaction and to enter into sale/lease agreement with the prospective buyers/customers for the sale the said five flats and one duplex. The details are as under:- **"Flat No.102 at 1st floor, Flat No.203 at 2nd floor of Adarsh Block, Flat No.302 & 303, Flat No.402 at 4th Floor of Adarsh Block and Duplex 3 Abhilasha".** In this regard, vide order dated 17.06.2022, a NOC was granted to the Certificate Debtors for the private sale/lease of the mortgaged said flats and one duplex. The properties shall not be sold below the market value assed by the Registered Valuer. The entire sale proceeds shall be deposited before the Court. And the permission to sale the above five flats and one duplex privately has been granted for three months only. In the event of non-compliance of the above terms, the Certificate Holder Bank shall make application for sale of the attached mortgaged properties. Now, the Certificate Debtors have again prayed for granting more time to comply the order dated 17.06.2022. On the other hand, the Certificate Holder Bank has filed one affidavit petition dated 28.01.2026 and inter-alia submitted that as per order dated 17.06.2022 the Certificate Debtors have failed to comply with the conditions regarding payment of dues as stipulated in the order dated 17.06.2022. Hence, the said NOC stood cancelled. Now, the Certificate Holder Bank has prayed to appoint a Receiver/Advocate Commissioner for taking physical possession of the said five flats and one duplex. Heard the parties and perused the documents. The undersigned is of the considered view that the order passed by the predecessor where it is categorically stated that the said liberty has been granted for three months only. Meaning thereby the Certificate Debtors have failed to comply the said order dated 17.06.2022. The Certificate Debtors have availed more than three years and six months time and again prayed for enhancing more time for compliance. It is not out of place to mention that the Recovery Officer is solely concerned about the execution and recovery of certificate dues. They are also aware of the fact that a Recovery Certificate issued under Section 19(7) read with Section 19(22) of the RDB Act, 1993. The undersigned is duty bound to recover the dues in respect of recovery certificate passed by the Hon'ble Bench. The prayer of the Certificate Debtors for granting more time is rejected herewith and the prayer of the Certificate Holder Bank for appointment of Receiver/Advocate Commissioner is allowed herewith. Therefore, the following orders are passed:- Contd...p/2...	

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139.	28.01.2026 Contd...p/2...	-2- **Order** **1.** Md. Amanat Khan, Advocate (Mob. No.9304680875) is hereby appointed as an Advocate Commissioner for handing over peaceful possession of the said five flats and one duplex to the Certificate Holder Bank. **2.** The Certificate Holder Bank is directed to remain present at the time of physical possession and assist the Advocate Commissioner during the peaceful handing over process. **3.** The Advocate Commissioner shall be paid a remuneration of Rs.10,000/- (Rupees Ten Thousand Only) by the Certificate Holder Bank who will make an inventory and file its report with photographs at the earliest before the undersigned. **4.** Serve copy of this order to the Deputy Commissioner, Ranchi. A copy of order be also served to the Ld. Advocate Commissioner, Certificate Holder Bank and Certificate Debtors. Put up on 10.03.2026 for further orders. **Recovery Officer-II**	