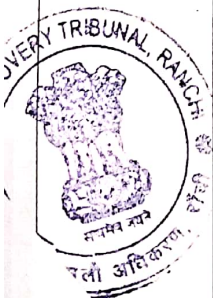


DEBTS RECOVERY TRIBUNAL, RANCHI

Date of Order or proceeding	Order with Signature of the Court	Office action Taken with date												
30.04.2026	R. C. No.76 of 2024 <u>Punjab National Bank, Sector – I Branch, Bokaro</u> Vs. <u>M/s Maya Metal Corporation & Others</u> Nobody appears for Certificate Debtors. Ld. Counsel appears for Certificate Holder Bank and prays for further recovery proceedings by putting attached properties of Certificate Debtors on e-auction. It appears from the records that the Certificate Debtors have been afforded enough opportunities to liquidate the dues but they squarely failed to do so. Therefore, following orders are hereby passed:- <u>ORDER</u> The immovable properties attached vide order dated 26.02.2024, 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 09.07.2026 between 11.00 am to 12.00 noon (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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Details of Immovable Properties</th> <th style="width: 20%;">Reserve Price</th> <th style="width: 20%;">EMD</th> </tr> </thead> <tbody> <tr> <td> SCHEDULE 'A' Equitable mortgage in the name of Ashok Kumar, under registered Deed No.5055, Serial No.5445 dated 11.07.2008, situated at Ward No. 3, Pargana:- Khaspel, District:- Bokaro, District Sub-Registry Office at Bokaro, Thana:- Chas, Thana No 30, Mouza:- Chas, Khata No.566, Plot No.1497, Area:- 5 Decimal. Bounded by:- North:- As per map – Plot No.A/3,, South:- As per map – Plot No.A/1, East:- Part of sold land 1497 and West:- 12 feet Road. </td> <td style="text-align: center;">Rs.15,51,250/-</td> <td style="text-align: center;">Rs.1,55,125/-</td> </tr> <tr> <td> SCHEDULE 'B' Equitable mortgage in the name of Ashok Kumar, Certificate Debtor No.2, under registered Deed No.503, Serial No.545 dated 04.02.2009, situated at Pargana:- Khaspel, District:- Bokaro, District Sub-Registry Office:- Bokaro, Thana:- Chas, Thana No 49, Mouza:- Durgapur, Khata No.17, Plot No.3120, Area:- 58 Decimal. Bounded by:- North:- Rest portion of sold land, South:- Portion of sold land, East:- Talab (Pond) and West:- Road. </td> <td style="text-align: center;">Rs.20,21,300/-</td> <td style="text-align: center;">Rs.2,02,130/-</td> </tr> <tr> <td> SCHEDULE 'C' Equitable mortgage in the name of Smt Archana Sinha, Certificate Debtor No.4, under Registered Deed No.501, Serial No.542 dated 04.02.2009 situated at Chas, Pargana:- Khaspel, District:- Bokaro, District Sub-Registry Office:- Bokaro, Thana:- Chas, Thana No.49, Mouza:- Durgapur, Khata No.17, Plot No.3120, Area:- 70 Decimal out of total 27 acres. Bounded by:- North:- Today's purchaser – Ashok Kumar, South:- Part of sold land, East:- Talab (Pond) and Plot No.3120 and West:- Sahayak Road. </td> <td style="text-align: center;">Rs.24,39,500/-</td> <td style="text-align: center;">Rs.2,43,950/-</td> </tr> </tbody> </table> <u>Terms & Conditions</u> - Auction/bidding shall only be through online electronic mode through the website. - The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participation in E-auction. It can be procured only when the requisite earnest money deposit be paid by prescribed mode. - EMD shall be deposited by 07.07.2026 by way of "RTGS/NEFT/EFT to Current Account No.31598921087, State Bank of India, Indrapuri Branch, Ranchi" in favour of Recovery Officer-II, DRT, Ranchi to be deposited with Recovery Officer-II, DRT, Ranchi. EMD deposited thereafter shall not be considered for participation in the e-auction. - The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf of or no behalf of their principals. In the latter case, they shall be required to deposit their authority, and in default their bids		Details of Immovable Properties	Reserve Price	EMD	SCHEDULE 'A' Equitable mortgage in the name of Ashok Kumar, under registered Deed No.5055, Serial No.5445 dated 11.07.2008, situated at Ward No. 3, Pargana:- Khaspel, District:- Bokaro, District Sub-Registry Office at Bokaro, Thana:- Chas, Thana No 30, Mouza:- Chas, Khata No.566, Plot No.1497, Area:- 5 Decimal. Bounded by:- North:- As per map – Plot No.A/3,, South:- As per map – Plot No.A/1, East:- Part of sold land 1497 and West:- 12 feet Road.	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DEBTS RECOVERY TRIBUNAL, RANCHI

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30.04.2026 Contd...p/2	-2- shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-I, DRT, Ranchi. 5. Prospective bidder may avail online training from service provider of PSB Alliance Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037, Mobile No.9892219848. In case of any query & inspection of the property, intending bidder may contact: Office of the Recovery Officer-II, Debts Recovery Tribunal, Ranchi contact No. 0651 - 2214021 and for property inspection contact Sushma Parashar , Chief Manager, Punjab National Bank, ARMB, Ranchi, Mob. No.7044481705. 6. Prospective bidders are advised to go through the website https://www.banknet.com PSB Alliance Private Limited. For details terms & conditions of sale before submitting their bids. 7. The property shall not be sold below the Reserve Price. 8. The bidder shall improve offer in multiple of Rs.50,000/- for Schedule 'A, B & C'. 9. The property shall be sold "As is Where is Basis and As is What is Basis". 10. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day i.e. by 3.00 P.M. In the said account as per the detail mentioned in Para 3 above, if the next day is Holiday or Sunday, then on next first office day. 11. The purchaser shall deposit the balance 75% of final bid amount on or before 16th day from the date of sale of the property. If the 16th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in Para 3 above. In addition to the above, the purchaser shall also deposit poundage fee with Recovery Officer, DRT, Ranchi @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. 12. 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. 13. 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. 14. EMD of unsuccessful bidder(s) shall be returned to him/them on the same day of auction. 15. Certificate Holder Bank is directed to publish the Sale Proclamation/e-auction notice in English as well as Vernacular language in the newspaper having sufficient circulation in the locality where the property situate and certificate debtors reside or work for gain. 16. The Service Provider i.e. PSB Alliance Private Limited is directed to upload the Order Sheet and Sale Proclamation on its website. This Court feels that due to insufficient number of staff, the order of Proclamation of Sale could not be proclaimed at sight in time. Hence, I am of the considered view that an Advocate Commissioner be appointed to execute/comply the Proclamation of Sale in time. In view of the above, this court appoints Sonalika Srivastava Kumar, Advocate, Kali Babu Street, Upper Bazar, Ranchi as an Advocate Commissioner under Order 26 Rule 9 of the CPC in the instant case for compliance of Order of Sale Proclamation dated 30.04.2026 <u>Intest by 05.06.2026</u>. The Advocate Commissioner shall be paid a fixed remuneration of Rs 8,000/- plus Conveyance restrict to 2nd AC Rail Fare for outside the city. The Certificate Holder Bank is directed to pay the remuneration to the Advocate Commissioner immediately on completion/execution of the order. The Certificate Holder Bank is also directed to cooperate/facilitate the Advocate Commissioner for timely compliance of the order of this court. Put up on 05.06.2026 for submission of report by the Advocate Commissioner and further execution. Serve copy of this Order to Advocate Commissioner Sonalika Srivastava, Certificate Holder Bank and Certificate Debtors.	RECOVERY OFFICER II

