FORM NO.22
[See Regulation 37(1)]

AFFIXATION\BEAT OF DRUM

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER
IN THE DEBTS RECOVERY TRIBUNAL, JHARKHAND AT RANCHI

RECOVERY PROCEEDING No. 148 of 2010
IN CASE NO. O.A. Case No. 152 of 2009

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT 1993

Housing and Urban Development Corporation Ltd. (HUDCO), Doranda, Ranchi
Vs.
M/s Gautam Construction & Developers Pvt. Ltd. & others

To,

1. M/s Gautam Construction & Developers Pvt. Ltd., Gautam Niwas, Jai Prakash Nagar, Booty Road, Bariatu, Ranchi, in the state of Jharkhand.
2. Shri Pawan Kumar Singh, Managing Director of M/s Gautam Construction & Developers Pvt. Ltd., R/o Gautam Niwas, Jai Prakash Nagar, Booty Road, Bariatu, Ranchi, in the state of Jharkhand.
3. Shri Ram Prakash Singh, R/o Gautam Niwas, Jai Prakash Nagar, Booty Road, Bariatu, Ranchi, in the state of Jharkhand.
4. Smt. Renu Singh, R/o Gautam Niwas, Jai Prakash Nagar, Booty Road, Bariatu, Ranchi, in the state of Jharkhand.

1. Whereas you have failed to pay the sum of **Rs. 5,67,92,363.00 (Rupees Five Crore Sixty Seven Lakh Ninety Two Thousand Three Hundred Sixty Three Only)** payable by you in respect of Recovery Certificate in **O.A. Case No. 152 of 2009** issued by the **Presiding Officer, Debts Recovery Tribunal, Ranchi** along with the interest and costs payable, as per the certificate.

2. And whereas the undersigned has ordered the sale of the attached property mentioned in clause 5(a) in satisfaction of the said certificate.

3. And whereas as on the **05.10.2026** there will be due there under a sum of **Rs. 5,67,92,363.00 (Rupees Five Crore Sixty Seven Lakh Ninety Two Thousand Three Hundred Sixty Three Only)** along with Pendentelite and future interest @10.00% per annum (simple) from 01.11.2009 till full and final realization of the claim besides cost of Rs. 18,000/- (Rupees Eighteen Thousand Only), as per the certificate.

4. Notice is hereby given that, in the absence of any order of postponement, the said property shall be sold by **e-auction and bidding shall take place through "Online Electronic Bidding" through the website** https:// www.baanknet.com of PSB Alliance Private **Limited. on 18.12.2026 between 11.00 AM to 12.00 Noon with**

automatic extension of five minutes duration after the scheduled closing time, if required.

For further detail contact: Office of the Recovery Officer, Debts Recovery Tribunal, Ranchi and for property inspection contact Md. Arif Anam, HUDCO, Mobile No 7858085740.

4.1 The sale will be of the property of the certificate debtors above named as mentioned in the table below in clause 5(a).

4.2 The sale shall be stopped if the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

4.3 No officer of other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in the Second Schedule of the Income tax Act, 1961 and the rules made there under.

4.4 The particulars specified in the annexed table below in clause 5(a) have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

5. **(a)** The reserve price below which the property shall not be sold is **as per details:-**

Flat No. 102 at 1st Floor, Flat No. 203 at 2nd Floor, Flat No. 302 & 303 at 3rd Floor and Flat No. 402 at 4th Floor of Adarsh Block constructed at the land admeasuring area 57.25 decimal situated at village – Getlatu, P.S – Sadar, Thana No. 166 under Khata No. 62,84,70, Plot No. 370,371,367,369. The details are as under:-

Flat No./Floor	Reserve Price	EMD
102, 1st Floor	**Rs. 25,44,500/-**	**Rs. 2,54,450/-**
203, 2nd Floor	**Rs. 24,47,200/-**	**Rs. 2,44,720/-**
302, 3rd Floor	**Rs. 23,66,000/-**	**Rs. 2,36,600/-**
303, 3rd Floor	**Rs. 23,66,000/-**	**Rs. 2,36,600/-**
402, 4th Floor	**Rs. 23,13,200/-**	**Rs. 2,31,320/-**

6. **The interested bidders are required to register themselves on the BAANKNET portal by completing all the formalities.** EMD shall be deposited through BAANKNET portal as per prescribed mode by **16.12.2026 by 04:00 pm and thereafter they shall be eligible to participate in the e-auction to be held from 11.00 AM to 12.00 Noon on 18.12.2026. In case, bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.**

7. The intending bidders shall pay the EMD through BAANKNET portal as per prescribed mode by **16.12.2026 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 EMD/BID details to the Recovery Officer for perusal prior to forwarding the details to the service provider.

8. On completion of auction, the service provider shall deposit the EMD amount of Successful Bidder (H1) in the account of Recovery Officer, DRT, Ranchi **through RTGS/NEFT/EFT to Current Account No.31598921087, IFS Code: SBIN0007507, State Bank of India, Indrapuri Branch, Ranchi**". EMD of unsuccessful bidder(s) shall be returned to them through BAANKNET portal by the CH Bank.

9. The amount by which the biddings are to be **increased shall be Rs.1,00,000/- for each flat .**In the event of any dispute arising as to the amount of bid, or as to the bidder, the property shall at once be put up to auction again.

10. On being declared, the successful bidder(H1) 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 **Current Account No.31598921087, State Bank of India, Indrapuri Branch, Ranchi**" immediately as per prescribed rules.

11. The Successful Bidder (H1) 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 Successful Bidder (H1)` 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.**

12. In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh Proclamation of Sale. 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 of to any part of the sum for which it may subsequently be sold.

13. The highest bidder shall be declared to be the purchaser of the property provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

14. The property shall be sold **"As Is Where Is Basis" ,"As Is What Is Basis" and "Without Recourse Basis"**. Bidders are advised/cautioned to verify with the SRO as well as the Revenue Records and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. Statutory dues/liabilities etc. due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

15. **Delivery of Possession:-**All expenses and incidental charges thereto shall be borne by the auction purchaser. Request for appropriation of sale proceeds by the Certificate Holder Bank/Financial Institution will be considered only upon the auction purchaser filing a memo of having received the title deeds and delivered possession of the property.

16. **The undersigned reserves the right to amend, modify or clarify any part of this Sale Proclamation and accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.**

Given under my hand and seal of this Tribunal at Ranchi on this 05th day of October, 2026.

RECOVERY OFFICER- II