DEBTS RECOVERY TRIBUNAL - I, CHANDIGARH

RC/387/2025

STATE BANK OF INDIA

V/S

SH. KULDIP SINGH

07-10-2026
(RO-I) Item No. 45

Present: Adv. Anupma Takhi Counsel for the CH Bank.
None appeared for CDs.

1. Today, Ld. Counsel for the CH Bank vide e-diary no. 12404/2026 & 12405/2026 both dated 06.10.2026 filed affidavit for service report of Rule-53 Notice & LC Details which is taken on record. The Ld. Counsel for the CH Bank affirms and confirms that the service is complete. On perusal of affidavit & documents so filed, we observed that as claimed the service is complete.
2. Further Ld. Counsel for the CH Bank submitted that in this RC the service of Demand notice under Rule-2 and the notice of settlement of terms of Proclamation of Sale notice under Rule-53 was affected and whose service report was filed by the CH Bank and the service is complete.
3. Ld. counsel for the CH Bank further submitted that they have filed POR and Valuation report of the instant property/properties are owned by the CDs and the same was mortgaged with CH Bank and is unencumbered properties and no dues of any kind is pending against it and no proceedings qua the mortgage property given below are pending against any higher Forum and pray the mortgage property be put to e-auction at the realizable value as per valuation report. The details of the properties as under: -

No.	Description of property
1.	Land Measuring 73K-8M bearing Khata no. 196/250, 185/192, 118/123-124 Khasra no. 11//16, 17, 18, 24, 25, 18//4,5, 19//1/1, 18//6, 7, 11//23 min as per Jamabandi of the year 2009-2010, situated at Near Gurudwara Singh Sabha, Tehang Saifabad Road, Village Saifabad, Tehsil Phillaur, Distt. Jalandhar in the name of Sh. Kuldip Singh, S/o Sh. Gurcharan Singh.

4. On Perusal of RC records and submissions of the CH Bank shows that CDs were given sufficient opportunity as per law to clear all the dues as per the Recovery Certificate and CDs have failed to comply with the orders of this DRT. At this stage, in view of the mandate of the RDDBFI Act, 1993 and as per the process laid down in Rules 52 to 57 of the second schedule to the Income Tax Act, 1961 read with Sections-25 and 29 of RDDBFI Act, 1993 the recovery of the dues of the bank can be made by sale of the mortgaged properties of the CD(s).

5. Hence, recovery of RC amount should be made by selling the mortgaged properties of the CD(s) by exercising the powers conferred on the Recovery Officer under Section 25 to 29 of RDDBFI Act, 1993 read with Second Schedule of Income Tax Act, 1961 along with Income Tax (Certificate Proceedings) Rules, 1962. Accordingly in the Interest of Recovery of Public Money, the Request of CH Bank is hereby Allowed. **Let Sale Proclamation (POS) be issued by fixing Reserve price of Property in question at Rs. 2,65,15,800/- and the EMD amount is Rs. 26,51,580/- respectively.**
6. POS be issued accordingly.

Date of filing Service Report of POS	**16-11-2026**
Date of Inspection	**15-12-2026 to 15-12-2026**
Date of depositing EMD to the auctioneer (on or before)	**23-12-2026 up to 4:00 P.M.**
Date of e-Auction	**24-12-2026**
Date of filing Auction Report	**28-12-2026**

7. The proclamation of sale may be served on the CDs by registered AD and Dasti mode or by any other available mode if any to the certificate debtors along with copies of valuation report at their known addresses by Registered AD Post, at least 30 days before the date of auction. The Same be also published in the two leading newspapers, i.e., one in English National and in Vernacular/Local Newspaper. The Pamphlets and banners etc. may be distributed in the locality by the CH Bank. It is also to be circulated in the vicinity of the properties by customary mode, i.e., beat of drum or other customary mode by distribution of hand bills, displaying banners etc. A copy of POS be affixed on the conspicuous part of the properties put on auction after drawing proper Panchama and photographs of affixation as per aforesaid schedule. A copy of POS be placed on the notice board/website of the Tribunal. The Munadi for auction shall be made by the CH Bank through loud speaker mounted on a hired rickshaw/Auto for a minimum period of four hours. A wide publicity of public auction be made by the CH Bank .CH bank must ensure strict compliance.

8. **Details of E- Auction Agency:-**

The Auction shall be held online through the website of **E-Auction, i.e. - https://www.bankeauctions.com**. The details of authorized contact person for auction service provider are **Name: Mr. Mithalesh Kumar-Assistant Manager, www.c1india.com Plot No. 68, 3rd Floor, Sector-44, Gurgaon-122003, Haryana (India) Website- https://www.bankeauctions.com Direct:0124-4302000 (Mobile: +917080804466) E-mail: delhi@c1india.com C1 India: 2nd mail I'd -mithalesh.kumar@c1india.com**

9. **Authorized officer of the CH Bank :-**

Name: Sh. Vikas Kumar Chaurasiya, Chief Manager of CHFI, Mobile no. 9779075339, Email-ID sbi.05271@sbi.co.in are appointed as Local Commissioner to serve the notice for proclamation of sale as per mode given above; to conduct the inspection of subject property and they is also appointed as Court Auctioneer for e-auction.

10. Having been empowered under the RDB Act, 1993, the Police Authority concerned is hereby directed to assist the Local Commissioner and Court Auctioneer to maintain law and order so that execution of the order can be carried out peacefully.

11. Dasti copy of this order be provided to the all the concerned parties free of cost.

Matter be listed on **16-11-2026** for filing report of compliance of spot notice through affixation, paper publication, beating of drums, Panchnama and photographs and filing of service of report of Proclamation of Sale.

VIKASH SHARMA
Recovery Officer-1
DRT-I, Chandigarh