OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, CHANDIGARH
First Floor SCO 33-34-35 Sector-17A, Chandigarh-160017

RC No. 571/2023 **Date of Auction Sale: 07.01.2027**

PROCLAMATION OF SALE

PROCLAMATION OF SALE UNDER RULES 37,38 AND 52 (1),(2) OF SECOND SCHEDULE OF THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT,1993 as amended from time to time.

UNION BANK OF INDIA

V/S

SH. SATBIR SINGH

To,

(CD-1) SH. SATBIR SINGH S/O PARMANAND R/O VILLAGE JARAU TEHSIL FARUKH NAGAR DISTRICT Gurgaon, HARYANA.
(CD- 2) SURESH DEVI WIFE OF DAYA RAM @ DAYANAND RESIDENT OF VILLAGE CHAKARPUR, TEHSIL AND DISTRICT GURGAON HARYANA.

1. Whereas Recovery Certificate, i.e. **RC No.571/2023 in O.A. No.894/2020** was issued for recovery of sum of **Rs.40,66,286/-** jointly and severally with costs, current and future with simple interest of **@7% p.a.** from **08.10.2020** till the date of realization of the amount due to the Applicant Bank/Certificate Holder from the Certificate Debtors

2. Whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **07.01.2027 between 14:00 PM to 15:00 PM by auction** and bidding shall take place Online through the website: - **https://www.bankeauctions.com**.

3. The details of authorised contact person for auction service provider are **Name: Mr Mithalesh Kumar-Assistant Manage, 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.kunmar@c1india.com**

4. The details of authorised bank officer for auction service provider is **Name: Sh. Balraj Singh Jat, Branch Manager, Mobile Number (82249-99667), Email Id: ubin0929336@unionbankofindia.bank.**

5. The sale will be of the properties of defendants/CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they been ascertained, are those specified in the schedule against each lot.

6. The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also stop if, before any

lot is knocked down the arrears mentioned in the said certificate+interest+costs (including cost of 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 has been paid to the undersigned.

7. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act,1961 and the rules made thereunder and to the following further conditions:-

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less that the reserve price.

V. 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.

VI. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by **05.01.2027, 17:00 hrs by way of DD/Pay order in favour RECOVERY OFFICER-I, (DRT-2) CHANDIGARH, A/c R.C. No 571/2023** to be deposited with R.O, and with details of the property alongwith copy of PAN Card, address proof and identify proof, e-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

No	Description of property	Reserve Price	EMD	Increase
1.	**Agricultural Land measuring 7 Kanal 9 Marla. Detail of said property is as under: - Agricultural land Comprised in Khewat No.137 No.186, Rect. No.60, Killa No. 14(8-0), 16min Janub(4-0),24(8-0),25(8-0); Rect. No.68, Killa**	**Rs.39,00,000/-**	**Rs.3,90,000/-**	**Rs.50,000/-**

Rahul Yadav

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	No.3(8-0),4(8-0). 5(8-0), 6(8-0), 7(8-0), 14(8-0), 15(8-0), 16(9-11), 17(6-7), Kitat 13, measuring 99 Kanal 18 Marla its 1/25th share i.e. 3 Kanal 19 Marla. Khewat No.138. Khatoni No. 188, Rect. No.60, Killa No. 17(8-0), 18(8-0),23(8-0), Kitat 3, measuring 24 Kanal its 1/25th share ie. 19 Marla & Khewat No. 139, Khatoni No.189, Rect. No.60, KillaNo.3/2(7-4); Khatoni No. 190, Rect. No.60, Killa No.4(7-11),7(8-0). Kitat 2, measuring 15 Kanal 11 Marla: Khatoni No. 191, Rect No.60, Killa No.6 (8-0),15/1(7-7), Kitat 2, measuring 15 Kanal 7 Marla & Khatoni No. 192, Rect.No. 60, Killa No.5(7-11); total Kitat 6, measuring 45 Kanal 13 Marla its 51/913th share Le. 2 Kanal 11 Marla; totalling 7 Kanal 9 Marla of Village Jarau. Tehsil Farukh Nagar, District Gurgaon vide jamabandi for the year 2009-2010. **Tehsil Pataudi, Distt. Gurgaon and is in the ownership of Satbir S/o Parmanand (CD No. 3).**			

8. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form.
Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

9. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time for 5 minutes to enable the other bidders to increase their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/ immovable property

the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment the property shall forthwith be again put up for auction for resale.

10. The successful/highest bidder shall have to deposit 25% of the sale proceeds after adjustment of EMD by next day in the said account/Demand draft/Banker Cheque/ Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then or next first office day.

11. The highest bidder/purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day or if the 15th day being Sunday or other holiday, then on the first office day after the 15th day by the prescribed mode as stated above. In addition to the above, the highest bidder shall also deposit Poundage fee @ 2% upto Rs. 1,000/- and @ 1% on balance sale proceed amount immediately before **Recovery Officer-I, DEBTS RECOVERY TRIBUNAL-II, CHANDIGARH through DD in favor of Registrar, DEBTS RECOVERY TRIBUNAL-II CHANDIGARH**.

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 to any part of sum for which may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

13. Highest bidder shall not have any right/title over the property until the sale is confirmed by the **Recovery Officer-I, DEBTS RECOVERY TRIBUNAL-II, CHANDIGARH (DRT2).**

14`. The prospective buyer may inspect the site and may verify the details of the property on the basis of the revenue record and all support would be provided by the local commissioner when contacted well in advance for the same.

15. The **Recovery Officer-I, Debts Recovery Tribunal -II, Chandigarh** is empowered to add any part or take out any part of the property from the auction proceedings at any stage.

16. The unsuccessful bidder shall take the EMD directly from the Office of **Recovery Officer-I, DRT-II, Chandigarh**/CH Bank, immediately on closure of the e-auction sale proceedings. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

17. No request for inclusion/ substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained unless it is absolutely reasonable and to the satisfaction of the **Recovery Officer-1**

18. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

19. NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold **on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER**

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THERE IS BASIS" AND "NO RECOURSE BASIS" and is subject to Publication charges, revenue and other Encumbrances as per rules.

20. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason. Details of this Proclamation of sale can be viewed at the website www.drt.gov.in.

Schedule of Property:				
Sr. No.	Details of property	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims if any, which have been put forward to the property
1.	**Agricultural Land measuring 7 Kanal 9 Marla. Detail of said property is as under: - Agricultural land Comprised in Khewat No.137 No.186, Rect. No.60, Killa No. 14(8-0), 16min Janub(4-0),24(8-0),25(8-0); Rect. No.68, Killa No.3(8-0),4(8-0). 5(8-0), 6(8-0), 7(8-0), 14(8-0), 15(8-0), 16(9-11), 17(6-7), Kitat 13, measuring 99 Kanal 18 Marla its 1/25th share i.e. 3 Kanal 19 Marla. Khewat No.138. Khatoni No. 188, Rect. No.60, Killa No. 17(8-0), 18(8-0),23(8-0), Kitat 3, measuring 24 Kanal its 1/25th share ie. 19 Marla & Khewat No. 139, Khatoni No.189, Rect. No.60, KillaNo.3/2(7-4); Khatoni No. 190, Rect. No.60, Killa No.4(7-11),7(8-0). Kitat 2, measuring 15 Kanal 11 Marla: Khatoni No. 191, Rect No.60, Killa No.6 (8-0),15/1(7- 7), Kitat 2, measuring 15 Kanal 7 Marla & Khatoni No. 192, Rect.No. 60, Killa No.5(7-11); total Kitat 6, measuring 45 Kanal 13 Marla its 51/913th share Le. 2 Kanal 11 Marla; totalling 7 Kanal 9 Marla of Village Jarau. Tehsil Farukh Nagar, District Gurgaon vide jamabandi for the year 2009-2010.**	Not known	Not known	Not known

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	Tehsil Pataudi, Distt. Gurgaon and is in the ownership of Satbir S/o Parmanand (CD No. 3).			

Note :- The property is being sold on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and before participating in the auction process, **the Prospective Buyers are advised to inspect the property and also to read carefully all the general terms and condition of the auction attached herewith as Annexure 'A'**

To ensure maximum competition, the Certificate Holder bank is directed to act promptly on the request by any potential bidders for inspection of the properties. However, in the event of any difficulty, the prospective bidders can approach this office through e-mail: drt2chandigarh-dfs@nic.in

Given under my hand and seal on this date **02.11.2026.**

RECOVERY OFFICER-I
DRT-II, CHANDIGARH