DEBTS RECOVERY TRIBUNAL, RANCHI

Sl. No.	Date of Order or proceeding	Order with Signature of the Court	Office action Taken with date
14.	14.09.2026		

R. C. No.171 of 2023
Union Bank of India (erstwhile Andhra Bank), Ramgarh Cantt. Branch, Ramgarh
Vs.
Mr. Bipin Kumar Swarnkar & Others

Nobody appears for Certificate Debtors.

Ld. Counsel Sri Nagendra Pathak for the Certificate Holder Bank is present and submitted e-auction affidavit. He prays for further proceedings with execution of the Recovery Certificate by putting attached properties of Certificate Debtors to sale through public e-auction.

It appears from the records that the despite sufficient opportunities having been afforded, the Certificate Debtors have failed to liquidate the dues under Recovery Certificate.

Valuation report dated 30.11.2025 in respect of mortgage property of the Certificate Debtors has been submitted by Hardip Singh (Govt. approved valuer-Income Tax). Therefore, in terms of provisions contained in Rule 52 of the 2nd Schedule of Income Tax Act, 1961 read with Section 29 of the Recovery of Debts and Bankruptcy Act (RDB Act), 1993, the immovable property in question has been found fit for being proclaimed for sale. Further, the realizable value of Rs.8,00,000/- (Rupees Eight Lacs Only) for the said quoted by the Government Valuer has been found reasonable to be fixed as the Reserve Price.

O R D E R

The immovable property attached vide order dated 20.07.2023, 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 **04.12.2026 between 11.00 am to 12.00 p.m (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.**

Details of Properties	Reserve Price	EMD
The mortgaged immovable property belongs to Certificate Debtor No.3, Govind Swarnkar, being land and building – residential at Village/Mouza:- Sukrigarha Bamni, Thana:- Ramgarh, Pargana"- Chaingarha, Sub-Registry:- Gola, District:- Hazaribagh, Now Ramgarh, Thana No.124, Touzi No.28, Khewat No.01, District:- Ramgarh, under Khata No.56, Plot No.2140, Area:- 02 Decimal, Plot No.2141, Area:- 1 Decimal and Plot No.2148, Area:- 2 Decimal, Total Area:- 5 Decimal vide Sale Deed No.2447/79 dated 11.06.1979. Butted and bounded as follows:- **For Plot No.2140 and 2141:-** North:- Gonu Sonar and Dhunu Sonar, South:- House of Piyari Mahato, East:- Piyari Mahato, West:- Rasta thereafter the land of Piyari Sahu. **For Plot No.2148:-** North:- Karu Mahato, South:- Hundra Mahato, East:- Kandna Mahato, West:- Saheb Ram Mahto.	**Rs.8,00,000/-**	**Rs.80,000/-**

Terms & Conditions

1. Auction/bidding shall only be through online electronic mode through the website.
2. The intending bidders should register their participation with the service provider PSB Alliance Private Limited well in advance and get user ID and password for participation **in E-auction**.
3. EMD shall be deposited through BAANKNET portal as per prescribed mode by **02.12.2026 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.
4. 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 and for property inspection contact Sri Dinesh Kumar, Branch Manager, Union Bank of India, Ramgarh Station Road Branch, Ramgarh, Mobile No.7268934592.**
5. For any assistance regarding Registration/Bidding, Prospective bidders are advised to go through the website https://www.baanknet.com **PSB Alliance Private Limited** and for details terms & conditions of sale before submitting their bids.
6. The property shall not be sold below the Reserve Price.
7. The bidder shall improve offer in multiple of **Rs.50,000/- for mentioned in table below in clause 5(a) property.**

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14.	14.09.2026 Contd…p/2…	-2- **8.** The property shall be sold **"As Is Where Is Basis and As is What is Basis" and "Without Recourse" basis.** **9.** 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. **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 purchaser 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 11 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 purchaser shall also deposit **poundage fee @2% up to Rs. 1,000/- and @1% of the amount in excess of Rs. 1,000/- through Demand Draft in favour of Registrar, DRT, Ranchi.** **12.** 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.** The Certificate Holder Bank shall publish the Sale Proclamation/e-auction notice in one English daily newspaper and one Hindi (vernacular) daily newspaper having wide circulation in the locality where the property is situated and where the Certificate Debtors ordinarily reside or carry on business. The publication shall be completed well before/one month prior to the scheduled date of auction and proof thereof shall be placed on record. **15.** The Certificate Holder Bank shall coordinate with **PSB Alliance Private Limited** for uploading this order, the Sale Proclamation and all relevant property particulars on the BAANKNET portal and shall extend all necessary assistance for successful conduct of the e-auction. **16.** Let **Sale Proclamation in Form No. 22** be issued accordingly. The Sale Proclamation shall form an integral part of this order and shall govern the conduct of the e-auction. Since the Tribunal is presently constrained by shortage of staff and the Sale Proclamation is required to be proclaimed at the property site in accordance with law, **Ms. Riya Kumari, Advocate**, is hereby appointed as **Advocate Commissioner under Order XXVI Rule 9 of the Code of Civil Procedure** to effect due proclamation of sale and complete all formalities in accordance with law on or before **29.10.2026.** The Ld. Advocate Commissioner shall proclaim the Sale Proclamation at the property/site in accordance with law; affix copies of the Sale Proclamation at conspicuous places and take geo-tagged photographs with the property; submit a detailed report of compliance and complete the assignment within the time stipulated above. The Ld. Advocate Commissioner shall be paid a consolidated remuneration of **Rs.8,000/-**, besides conveyance charges restricted to **Second AC Rail Fare** wherever travel outside Ranchi is required. The remuneration and admissible conveyance charges shall be borne and paid by the Certificate Holder Bank immediately upon completion of the assignment. The Certificate Holder Bank shall extend full cooperation and provide all necessary logistical assistance to the Advocate Commissioner. The Certificate Holder Bank, the Service Provider and the Ld. Advocate Commissioner shall ensure strict compliance with this order and the Sale Proclamation. Any lapse or non-compliance shall be viewed seriously. Put up on 29.10.2026 for submission of the report of the Ld. Advocate Commissioner, compliance report of the Certificate Holder Bank and for further execution proceedings. Let copies of this order be supplied forthwith to the Certificate Holder Bank and the Ld. Advocate Commissioner for compliance. **Sd/-** **Recovery Officer-I**	