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Annexure-13
FORM NO -22
[See Regulation 36 (1)]

21
29/10/26

REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/ BY ALL LEGALLY PERMISSABLE MODE

SALE PROCLAMATION: IMMOVABLE PROPERTY

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

RC No. RC/167/2018 **Dated: 12-10-2026**

Date of Auction Sale: 24-12-2026

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.

BANK OF INDIA

Versus

JAGDISH LAL & ANR.

To,

(CD-1) SH. JAGDISH LAL S/O SH. ATMA RAM, R/O H. NO. 60, VILLAGE SASOLI, TEHSIL & DISTRICT HOSHIARPUR.

(CD-2) SH. KULDIP SINGH S/O SH. SURAT SINGH, R/O H. NO. 107, VILLAGE SASOLI, TEHSIL & DISTRICT HOSHIARPUR.

1. Whereas **Recovery Certificate, i.e., RC No. RC/167/2018 in O.A. No. 3077/2017** was issued for recovery of **Rs. 37,81,454.47p (Rupees Thirty Seven Lakh Eighty One Thousand Four Hundred Fifty Four and Paise Forty Seven Only) along** with future **interest @13.05% p.a. with half yearly rests from the date of filing of the OA i.e., 04.07.2017** till the date of realization with cost, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s).

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 **24-12-2026 between 14:00 PM to 15:00 PM by auction** and bidding shall take place Online through the website: - **https://www.bankeauctions.com**. The details of authorised 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

3. The details of authorized bank officer for auction service provider is **Mrs. Suman, Branch Manager of CHFI, Mobile no. 7707875001, Email-ID mahilpur.amritsar@bankofindia.bank.in**
4. 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.
5. 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.
6. At the sale the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with the sale shall, however either directly or indirectly bid for, acquire or attempt to acquire any interest in the properties sold. 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. The offers in a sealed envelope (addressed to the Recovery Officer-I, DRT-I, Chandigarh superscribing (**RC no 167/2018)** to be submitted and each intending bidders shall be required to pay Earnest Money Deposit (EMD) by **23-12-2026, 16:00 hrs by way of DD/Pay order in favour RECOVERY OFFICER-I, (DRT-1) CHANDIGARH, A/c R.C. No 167/2018** to be deposited with R.O, and with details of the property along with 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

DEBTS RECOVERY TRIBUNAL-I CHANDIGARH

company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

vii. It will be the responsibility of each Bidder to ensure that Bid application form Photograph of bidder and KYC so submitted should be clearly legible & proper in all respect and should be filled in block capital letters without any alteration, modification or correction duly signed in blue ink. all such form may be rejected and no further Communication /opportunity will be given to any bidder and final decision in this regard will be of the Recovery Officer-I.

viii. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.

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

Sr. No	Details of property	Reserve Price (In Rs.)	EMD Amount (in Rs.)	Bid Increase in the multiple (in Rs.)
1.	Property i.e., Land measuring 27 Kanal 4 Marla bearing Khata no. 264/345, Khasra No. 3//20 (0-13), 3//21 (6-12), 4//3/2 (0-6), 4//7 (1-18), 4//8/1 (3-19), 4//14 (7-2), 4//15 (0-16), 4//16 (6-12), 4//17 (8-0), 4//24/2 (1-12), 4//25 (8-0), 13//4/2 (1-12), 13//15 (7-11), 14//1 (8-0), 14//10/1 (0-9), 246 (1-17), situated at Village Sasoli, Hadbast No. 302, Tehsil Hoshiarpur, vide mortgage deed duly executed registered at Sr. No. 818 on 03.05.2013 in the office of Sub-Registrar, Hoshiarpur.	**Rs. 36,72,000/-**	**Rs. 3,67,200/-**	**Rs. 50,000/-**

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

DEBTS RECOVERY TRIBUNAL-I CHANDIGARH

17/10/26

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-I, CHANDIGARH through DD in favor of "***REGISTRAR, DEBTS RECOVERY TRIBUNAL-I 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-I, CHANDIGARH (DRT1).

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

DEBTS RECOVERY TRIBUNAL-I CHANDIGARH

7/10/26

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. The 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 and any other known bearing on its nature and value
1.	Property i.e., Land measuring 27 Kanal 4 Marla bearing Khata no. 264/345, Khasra No. 3//20 (0-13), 3//21 (6-12), 4//3/2 (0-6), 4//7 (1-18), 4//8/1 (3-19), 4//14 (7-2), 4//15 (0-16), 4//16 (6-12), 4//17 (8-0), 4//24/2 (1-12), 4//25 (8-0), 13//4/2 (1-12), 13//15 (7-11), 14//1 (8-0), 14//10/1 (0-9), 246 (1-17), situated at Village Sasoli, Hadbast No. 302, Tehsil Hoshiarpur, vide mortgage deed duly executed registered at Sr. No. 818 on 03.05.2013 in the office of Sub-Registrar, Hoshiarpur.	Not known	Not known	Not known

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 conditions 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: ro1drt1cgarh-dfs@nic.in

Given under my hand and seal on this **12th Day of Oct, 2026.**

12/10/26

VIKASH SHARMA
RECOVERY OFFICER-I
DRT-I, CHANDIGARH.

SEAL

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