

SALE PROCLAMATION

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

**RECOVERY PROCEEDING No. 41 of 2014
IN CASE NO. O.A. Case No.214 of 2011**

**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. Swawlambi
Educational Trust & Others**

To,

1. Swawlambi Educational Trust, office at "PRANESH", Maurya Lok Complex (Western Get), Patna, Bihar – 800001
2. Managing Trustee-cum- chairman, Swawlambi Educational Trust, office at "PRANESH", Maurya Lok Complex (Western Get), Patna, Bihar – 800001.
3. Joint Managing Trustee-cum-Dy. Chairman, Swawlambi Educational Trust, office at "PRANESH", Maurya Lok Complex (Western Get), Patna, Bihar – 800001.
4. Central Bank Karmchari Swawlambi Co-operative society Ltd., Sakri Gali, Gulzarbagh, Patna, Bihar – 800007.
5. President, Central Bank Karmchari Swawlambi Co-operative society Ltd., Sakri Gali, Gulzarbagh, Patna, Bihar – 800007.
6. Secretary, Central Bank Karmchari Swawlambi Co-operative society Ltd., Sakri Gali, Gulzarbagh, Patna, Bihar – 800007.
7. Sri Dilip Kumar, S/o Late Sukhdeo Prasad, R/o Sakri Gali, Gulzarbagh, Patna, Bihar – 800007.
8. Sri Krishna Choudhary, S/o Late Balkishun Choudhary, R/o Meena Bazar ki Gali, Gulzarbagh, Patna, Bihar – 800007.
9. Sri Arun Kumar Rajak, S/o Late Ramjee Rajak, R/o 212-D, Swawlambi Residency, Daudbiga, Post – Lohia Nagar, Patna – 800020.

1. Whereas you have failed to pay the sum of **Rs.11,87,42,885.00 (Rupees Eleven Crores Eighty Seven Lakhs Forty Two Thousand Eight Hundred and Eighty Five Only)** payable by you in respect of Recovery Certificate in **O.A. Case No.214 of 2011** 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 the Schedule below in satisfaction of the said certificate.

3. And whereas as on the **07.09.2026** there will be due there under a sum of **Rs.11,87,42,885.00 (Rupees Eleven Crores Eighty Seven Lakhs Forty Two Thousand Eight Hundred and Eighty Five Only)** along with Pendente lite and future interest @10% per annum with quarterly rests from 11.11.2011 till full and final realization of the entire claim besides cost of Rs. 1,50,000/- (Rupees One Lakh Fifty 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](https://www.baanknet.com) of PSB Alliance Private Limited. on 04.11.2026 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, Sr. Manager (Sec./OL), HUDCO Ltd. Ranchi, Mob. No.78580 87040

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).

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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

<u>Details of Personal Immovable Properties</u>	<u>Reserve Price</u>	<u>EMD</u>
<u>SCHEDULE A</u> Sale Deed No 6117, dated 20.05.2008 standing in the name of Shri Dilip Kumar, Certificate Debtors No 7 having property details as under:- Mauza – Kesura, Pargana- Champa, P.S. – Muffasil, P.S. No. – 182, Plot No. – 1324 under Khata No. 01, Area – 11 Decimal, Dist – Hazaribagh in the state of Jharkhand. <u>SCHEDULE B</u> Sale Deed No. 4992, dated 04.04.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana - champa, P.S.- Muffasil P.S. No.- 182, Plot No. – 328, 337 & 1411 under Khata No. – 55 , Area – 13 – ¼ Decimal , Dist – Hazaribagh in the state of Jharkhand. <u>SCHEDULE C</u> Sale Deed No. 4396 dated 20.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors 1 having property details as under : - Mauza – Kesura, Pargana – Champa, P.S. – Muffasil P.S. No. 182 , Plot No. – 312 , Khata No. -35 , Area – 8 Decimal , Dist – Hazaribagh in the state of Jharkhand. <u>SCHEDULE D</u> Sale Deed No. 4187 dated 18.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Muaza – Kesura, Pargana – champa, P.S. – Muffasil P.S. No. 182, Plot No. – 1402 & 318, Khata No. – 66 Area – 4.5 Decimal, Dist – Hazaribagh in the state of Jharkhand. <u>SCHEDULE E</u> Sale Deed No. 6396 dated 02.05.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Muaza – Kesura, Pargana – Champa, P.S. – Muffasil P.S. No. 182, Plot No. –	Rs. 2,62,44,300/-	Rs. 26,24,430/-

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299 Khata No. 58 , Area – 5 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE F

Sale Deed No. 4993 dated 04.04.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – champa, P.S. – Sadar, Hazaribagh P.S. No. 182, Plot No. 328,337, & 1411 , Khata No. 55,Area – 3.25 Decimal Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE G

Sale Deed No. 4073 dated 16.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – Champa , P.S. – Muffasil, P.S. No. – 182, Plot No. – 1417 & 333, Khata No. – 65 & 40, Area – 48 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE H

Sale Deed No. 4184 dated 18.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – Champa, P.S. – Muffasil, P.S. No. – 182, Plot No. 328, 337 & 1411, Khata No. – 55,Area – 3- ¼ Decimal , Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE I

Sale Deed No. 4547 dated 31.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:-Mauza – Kesura, Pargana – Champa, P.S. – Muffasil, P.S. No. – 182, Plot No. 305, Khata No. – 64, Area – 17 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE J

Sale Deed No. 4076 dated 16.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under : - Mauza – Kesura, Pargana – Champa, P.S. – Hazaribagh, P.S. No. – 182, Plot No. 1416, Khata No.- 30, Area – 47 Decimal, Dist- Hazaribagh in the state of Jharkhand.

SCHEDULE K

Sale Deed No. 4443 dated 21.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:-Mauza- Kesura, Pargana- Champa, P.S. – Muffasil, P.S. No. – 182, Plot No. – 295 & 296, Khata No. – 54, Area – 18 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE L

Sale Deed No. 4183 dated 18.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – Champa, P.S. – Hazaribagh, P.S. No. – 182, Plot No. – 1402 & 318, Khata No. – 66, Area – 9 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE M

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Sale Deed No. 9253 dated 17.06.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – champa, P.S. – Hazaribagh, P.S. No. – 182, Plot No. 323 & 1406, Khata No. – 48, Area – 4 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE N

Sale Deed No. 8666 dated 10.06.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – Champa, P.S. – Hazaribagh P.S. No. 182, Plot No. 323 & 1406, Khata No. – 48, Area – 4 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE P

Sale Deed No. 4445 dated 21.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – champa, P.S. – Hazaribagh, P.S. No. – 182, Plot No. – 295 & 296, Khata No. – 54, Area – 18 Decimal, Dist – Hazaribagh in the state of Jharkhand.

SCHEDULE Q

Sale Deed No. 4446 dated 21.03.2002 standing in the name of M/s Swawlambi Educational Trust, Certificate Debtors No. 1 having property details as under:- Mauza – Kesura, Pargana – Muffasil, P.S. No. – 182, Plot No. – 294, Khata No. – 24, Area – 19 Decimal, Dist – Hazaribagh in the state of Jharkhand.

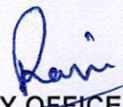
6. The interested bidders are required to register themselves on the BAANKNET portal by completing all the formalities. EMD shall be deposited through BAANKNET portal as per prescribed mode by 02.11.2026 by 04:00 pm and thereafter they shall be eligible to participate in the e-auction to be held from 11.00 AM to 12.00 Noon on 04.11.2026. 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 02.11.2026 by 04:00 pm in coordination with the Certificate Holder. Certificate Holder FI 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/- . 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

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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 07th day September, 2026.


RECOVERY OFFICER-II
DRT, Ranchi