

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/447/2024 Dated 13.02.2026

Date of Auction Sale: 30-Apr-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.

THE BAGHAT URBAN CO OPERATIVE BANK LTD

Versus

MR. RAVINDER NATH SHARMA

To,

1. Mr. Ravinder Nath Sharma S/o Mr. Bhagat Ram Sharma (CD-1) R/o V.P.O. Bisha, Tehsil Kandaghat, District Solan H.P. Borrower
2. Mr. Rajesh Kumar S/o Sh. Mansa Ram Sharma (CD-2) R/o Village Bhajra, P.O. Sarog Tehsil Theog District Shimla H.P. Mb: 9816139267
3. Sh. Vijay Kumar S/o Sh. Sant Ram (CD-3) R/o Village Rawal, P.O. Dherch Tehsil Theog District Shimla, H.P. Mb: 9016398722

1. Whereas Recovery Certificate, i.e. RC No. RC/447/2024 in O.A. No. 2127/2022 was issued for recovery of Rs. 1,81,61,694/- (Rupees One Crore Eighty One Lakh Sixty One Thousand Six Hundred Ninety Four Only) jointly and severally, with costs along with current and future simple interest along with cost, expenses and interest@ 11.75% w.e.f. 20.10.2022 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 30-04-2026 between 14:00 PM to 15:00 PM by auction and bidding shall take place Online through the website: <https://www.bankeuctions.com>. The details of authorised contact person for auction service provider are Name: Mr. Mithalesh Kumar-Assistant Manager, www.cindia.com Sector-44, Plot No. 68, 3rd Floor, Haryana Gurgaon-122003, <https://www.bankeuctions.com> (India) Website-Direct:0124-4302000 (Mobile: +917080804466) E-mail: delhi@cindia.com C1 India: 2nd mail Id- mithalesh.kumar@c1india.com

3. The details of authorized bank officer for auction service provider is Name: Ajay Thakur, Manager of CHFI, and Mr. Gurnam Singh Adv. Mobile No. 9914772615, Email-ID: gurnam.si@rediffmail.com

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 have 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 be stopped 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 this 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, but 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 than 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 bidder shall be required to pay Earnest Money Deposit (EMD) by 29.04.2026, 16:00 hrs. way of DD/Pay order in favour of Recovery Officer-1, (DRT-1) Chandigarh, A/c R.C. No. 447/2024 to be deposited with R.O. and with details of the property along with copy of PAN card, address proof and identity 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:

| Sr. No. | Details of property | Reserve Price (In Rs.) | EMD Amount (In Rs.) | Bid increase in the multiple of (In Rs.) |
|---------|--|------------------------|---------------------|--|
| 1. | Mortgage of Land & Building Comprising Khata Khatauni No. 25/42, Khasra No. 970/849/545, area measuring 2054 sq. mtrs., to the extent of his share 11297/12324, which comes 1882 sq. mtrs, situated in Mauza Ber Khas, Tehsil & District Solan H.P | Rs. 1,01,63,000/- | Rs. 10,16,300/- | Rs. 50,000/- |
| 2. | Mortgage of Land & Building Comprising Khata Khatauni No. 6/6, Khasra No. 37, 41, 43, 46, 50, 60, 71, 73, 74, 78, 88, 89, 99/67 Kitas 13, total measuring 11-13 Bighas, situated in Mauza Anji, Hadbast No. 459, Pargana Chayal, Tehsil Kandaghat, District Solan H.P. | Rs. 31,55,000/- | Rs. 3,15,500/- | Rs. 50,000/- |
| 3. | Mortgage of Land & Building Comprising Khata Khatauni No. 141Min/359 Min, Khasra No. 447, total measuring 518 sq. mtrs (00-05-18 Hectare), situated in Mauza Mohal Up Mahal Bada Gaon, Hadbast No. 110/2, Tehsil Shimla Rural, District Shimla H. P, along with other codal formalities. | Rs. 23,31,000/- | Rs. 2,33,100/- | Rs. 50,000/- |

That the aforesaid properties have been charged with CH Bank by defendant No.1 by executed registered mortgage deed sub-registrar Kandaghat registered on 29.03.2017 registered at Sr. No. 633/2017, on 09.05.2017 Registered at Sr. No. 140/2017 and on 12/05/20217, Registered at Sr. No. 722/2017 respectively

7. 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.

8. 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 of 5 minutes to enable the other bidders to increment 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, & in default of payment, the property shall forthwith be again put up for auction for resale.

10. The successful bidder shall have to pay 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 on 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 -1, DEBTS RECOVERY TRIBUNAL-1, CHANDIGARH through DD in favour of REGISTRAR, DEBTS RECOVERY TRIBUNAL-1, 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 the 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 -1, DEBTS RECOVERY TRIBUNAL-1, CHANDIGARH (DRT-1).

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-1, Debts Recovery Tribunal -1, 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-1, DRT-1, 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", "WHATSOEVER THERE IS BASIS" AND "NO RECOURSE BASIS" and is subject to Publication charges, revenue & 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. The Details of this Proclamation of sale can be viewed at the website: www.drt.gov.in.

SCHEDULE OF PROPERTY

| Lot No. | Description of the property to be sold | 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 & any other known bearing on its nature & value |
|---------|--|--|---|---|
| 1. | Mortgage of Land & Building Comprising Khata Khatauni No. 25/42, Khasra No. 970/849/545, area measuring 2054 sq. mtrs., to the extent of his share 11297/12324, which comes 1882 sq. mtrs, situated in Mauza Ber Khas, Tehsil & District Solan H.P | Not Known | Not Known | Not Known |
| 2. | Mortgage of Land & Building Comprising Khata Khatauni No. 6/6, Khasra No. 37, 41, 43, 46, 50, 60, 71, 73, 74, 78, 88, 89, 99/67 Kitas 13, total measuring 11-13 Bighas, situated in Mauza Anji, Hadbast No. 459, Pargana Chayal, Tehsil Kandaghat, District Solan H.P. | Not Known | Not Known | Not Known |
| 3. | Mortgage of Land & Building Comprising Khata Khatauni No. 141Min/359 Min, Khasra No. 447, total measuring 518 sq. mtrs (00-05-18 Hectare), situated in Mauza Mohal Up Mahal Bada Gaon, Hadbast No. 110/2, Tehsil Shimla Rural, District Shimla H. P, along with other codal formalities. | Not Known | Not Known | Not Known |

That the aforesaid properties have been charged with CH Bank by defendant No.1 by executed registered mortgage deed sub-registrar Kandaghat registered on 29.03.2017 registered at Sr. No. 633/2017, on 09.05.2017 Registered at Sr. No. 140/2017 and on 12/05/20217, Registered at Sr. No. 722/2017 respectively

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: rt01tqgarh-dfs@nic.in

Given under my hand and seal on this 13th Day of Feb, 2026.

SEAL VIKASH SHARMA
RECOVERY OFFICER-1, DRT-1, CHANDIGARH.