



HIGH COURT OF CHHATTISGARH AT BILASPUR

WPC No. 819 of 2026

PRAVEEN RATHI *versus* BANK OF MAHARASHTRA

Order on Board

24/02/2026	Mr. Nikhil Parakh, counsel for the petitioner. Mr. Anumeh Shrivastava, counsel for the respondent /Bank. Heard. Issue notice to respondent. Mr. Anumesh Shrivastava, Advocate accepts notice on behalf of respondent, therefore, no process fee is required to be paid for issuance of notice to the respondent- Bank. Also heard on I.A. 1, application for grant of ad-interim relief / stay. Learned counsel appearing for the petitioner submits that the petitioner purchased subject property in auction- sale conducted by respondent -Bank. He further submits that the petitioner was declared as highest bidder / successful bidder and therefore, the petitioner had deposited 25% of the bid amount i.e. Rs. 15,27,500/- with the respondent-Bank. He next submits that the respondent-Bank concealed the fact that litigation is already pending in respect of subject property before Debts Recovery Tribunal, Jabalpur {for short, "DRT, Jabalpur"} since 2023, in which, the Respondent-bank has been restrained from issuing the sale certificate, despite that Respondent -Bank is

amit	pressurizing the petitioner to deposit remaining 75% of the bid amount i.e. Rs.45, 82,500/-, therefore, he prays that interim protection may be granted to the petitioner. Per contra, learned counsel for the Respondent-Bank would submit that as per sub Rule (4) & (5) of Rule 9 of Security Interest (Enforcement) Rules, 2002, the petitioner is liable to deposit remaining amount of auction within 15 days from confirmation of sale of subject property whereas the sale was confirmed on 15th January, 2026, therefore, the petitioner is bound to deposit the aforesaid remaining amount. He further submits that the respondent-Bank is not bound to disclose the fact that any litigation is pending pertaining to the subject property as provided in clause 13 (b) of the terms & conditions of the E-auction. However, he seeks time to file reply to I.A. No. 1/2026, which is an application for grant of say as well as main petition. Time is granted, as prayed for. However, considering the fact that despite pendency of litigation before DRT, Jabalpur in respect of subject property since 2023, it was concealed from the petitioner while making auction; further considering the fact that issuance of sale certificate has also been restrained by the DRT, Jablapur, therefore, purely as an interim measure, it is directed that the recovery of the balance amount/bid amount from the petitioner is stayed, till the next date of hearing. List this case after two weeks enabling counsel for the respondent-Bank to file reply. Certified copy, as per rules. Sd/- (Naresh Kumar Chandravanshi) Judge
-------------	--

--	--