

E-auction sale notice

Form No. 22

[See Regulation 37(1)]

By Regd. A/D/Dasti/Affixation/Beat of drum/Paper Publication/ notice board of DRT.

Ezh. 74



**OFFICE OF THE RECOVERY OFFICER-I,
DEBTS RECOVERY TRIBUNAL, AURANGABAD**

GOVT. OF INDIA, MINISTRY OF FINANCE

(Department of Financial Services)

"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad – 431 003

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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

R.C. No. 44/2013

Date: – 04-03-2024

Date and Time of Auction: 24/04/2024 between 02.00 pm to 03.00 pm.

Last Date and Time of EMD: 22/04/2024 up to 04.00 pm.

State Bank of India

V/s.

Sampatrao Abarao Garje and Others

To,

**(CD1)Sampatrao Abarao Garje
Deceased through its Legal Heairs.**

Legal heairs: 1

Bhujang Sampatrao Garje

R/o Akola Tq. Pathardi,

Dist.Ahmednagar.

(CD2) Balkrishna BhagwanraoGarje

At Post Akola, Shevgaon,

Tq. Pathrdi, Dist. Ahmednagar.

(CD3) Yakub Hazrat Shaikh

At Post Malibhabulgaon,

Tq. Pathrdi, Dist. Ahmednagar.

Whereas Recovery Certificate No. RC/44/2013 in OA/16/2011 drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal Aurangabad for the recovery of the sum of Rs. 1102327.00 (Rupees Eleven Lakhs Two Thousand Three Hundred Twenty Seven Only) along with pendentlite and future interest @ 12.75 % per annum with Yearly rests w.e.f. 03/01/2011 till realization and costs of Rs 14750 (Rupees Fourteen Thousands Seven Hundred Fifty Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank.

And 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.

And whereas a sum Rs.53,79,928.42/- inclusive of the cost and interest there as on 04-03-2024, payable to the applicant/Certificate Holder

Notice is hereby given that in absence of any order of postponement, the said property shall be Sold on 24-04-2024 between 2.00 P.M. to 3.00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website <https://www.bankeauctions.com> of M/s. C1 India Pvt. Ltd., having address Plot No. 68, 3rd Floor, Sector-44, Gurugram, Haryana-122 003, Contact Person: Mr. Bhavik Pandya, Contact No. +91 8866682937. E-mail: support@bankeauctions.com maharashtra@c1india.com (Support Help Desk No.:- 7291981124/25/26) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the public e-auction. The interested bidders may avail online training of e-auction, after deposit of EMD from M/s. C1 India Pvt. Ltd.

For further details contact: Mr. Rajendra Shende, Chief Manager,
State Bank of India, Stressed Assets Recovery Branch, Plot No. 01, Town Centre, CIDCO, N-5, Aurangabad. Contact No.:- 8600104265, 0240-2484626 E-mail Id: - raju_shende@sbi.co.in

DESCRIPTION OF PROPERTY

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

Lot No	Details of property	EMD Amount (Rs.)	Reserve Price (Rs.)	Bid Increase in the multiple of (Rs.)
1	All the piece and parcel of the land bearing Survey No. 18/2/2, admeasuring 40 R, situated at Village Akola, Tq. Pathardi, Dist. Ahmednagar.	35,000/-	3,50,000/-	10,000/-
2	All the piece and parcel of the land bearing Survey No. 18/6/1, admeasuring 2H 0 R, situated at Village Akola, Tq. Pathardi, Dist. Ahmednagar.	1,75,000/-	17,30,000/-	20,000/-

TERMS AND CONDITIONS

1. The EMD shall be paid through Demand Draft/Pay Order of any nationalized Bank/scheduled Bank in favour of the "**Recovery Officer, DRT, Aurangabad in R.C. No. 44/2013**". The said Demand Draft/Pay Order qua EMD, alongwith self-attested copy of identity (voter 1-card/driving license/passport), which should contain the address for future communication, and self-attested copy of PAN card, and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, **must reach the Office of the Recovery Officer, DRT, Aurangabad latest by 22.04.2024 before 4.00 PM**. In the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. The EMD or original proof of EMD received thereafter shall not be considered.
2. The envelope containing EMD or original demand draft of EMD, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "**RC No. 44/2013**",
3. The property is being sold on "**as is where is basis**" & "**as is what is basis**".
4. The physical inspection of the property/properties may be taken between 11.00 a.m. to 4.00 p.m. on **08/04/2024**.

5. The highest bidder shall be declared to be the purchaser of any lot. 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.
6. The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer, DRT, Aurangabad.
7. Once the bid is submitted it is mandatory for the bidder (s) to participating 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.
8. The Successful/highest bidder shall have to 25% of his **final bid amount** after adjustment of EMD amount by next Bank working day **in the form of Demand Draft/Pay order** in favour of the “**Recovery Officer, DRT, Aurangabad**”, **in R.C. No. 44/2013 or directly** by way of RTGS/NEFT in the **Account No. 42910200000079** with Bank of Baroda, CIDCO Branch, Aurangabad, **IFSC Code: BARB0CIDAUR** of Recovery Officer, DRT, Aurangabad.
9. The successful/highest bidder shall deposit the balance 75% of the sale proceeds before the Recovery Officer, DRT, Aurangabad on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day by **prescribed mode as stated in para 8 above**. In addition to the above, the successful/highest bidder shall also deposit poundage fee @ 2% upto Rs.1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- through DD in favour of **Registrar, DRT, Aurangabad**. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above). 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 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 it may subsequently be sold.
10. Heights bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DRT, Aurangabad.
11. No officer or other person, having any duty to perform in connection with sale 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 Second Schedule of the Income Tax Activities, 1961 and the rules made there under and to the further following conditions.
12. 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, mis-statement or omission in this proclamation.

13. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

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 and any other known bearing on its nature and value
1	All the piece and parcel of the land bearing Survey No. 18/2/2, admeasuring 40 R, situated at Village Akola, Tq. Pathardi, Dist. Ahmednagar.	Not known	Not known	Not known
2	All the piece and parcel of the land bearing Survey No. 18/6/1, admeasuring 2H 0 R, situated at Village Akola, Tq. Pathardi, Dist. Ahmednagar.	Not known	Not known	Not known

Given under my hand and seal of the Tribunal on this 4th Day of March, 2024 at Aurangabad.




(Pavan Kumar Singh)
I/c. Recovery Officer-I,
Debts Recovery Tribunal, Aurangabad.