

O.W.NO.: 757/2025
DATED: 05/12/2025

FORM NO, 22

OFFICE OF THE RECOVERY OFFICER - II DEBTS RECOVERY TRIBUNAL
NAGPUR MINISTRY OF FINANCE, GOVERNMENT OF INDIA
B' Block, 2nd Floor, CGO Complex, Seminary Hills, Nagpur - 440006.
Email: drtnagpur-dsf@nic.in

R.P. No.92/2022 [See Regulation 36(1)] Date: 21/11/2025

O.A.No.480/2017 REGD, A/D DASTI AFFIXATION BEAT OF DRUM
SALE PROCLAMATIONPROCLAMATION OF SALE UNDER RULES, 38.52(1&2), 53 OF SECOND SCHEDULE
TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND
BANKRUPTCY ACT, 1993.State Bank of India, ...Certificate Holder
SARB, Br. Nagpur ...versus....M/S Shree Builders and Developers & Ors. ...Certificate Holder
To,CD-1] M/S Shree Builders and Developers,
A Partnership Firm,
Office at Shop No.01, Sant Pujaji Market, V.M.V.Road, Vilas Colony, Amravati,
District, Amravati-444601CD-2] Shri Nilesh S/O Ramesh Thakre,
Plot No.148,Swami Samarth Colony, Behind "Dip", Colony, Rahatgaon,
Nandgaonpeth,Amravati-444901CD-3] Shri Gurav S/O Sureshrao Arda,
r/o 185, Gajanan Town No.C1, Kathora Road, Amravati.

Whereas You, the CDs have failed to pay the sum of Rs.32,76,650/- (Rupees Thirty Two Lakhs Seven Six Thousand Six Hundred Fifty Only) payable by You jointly and severally in respect of Recovery Certificate issued by the Presiding Officer Debts Recovery Tribunal, (DRT) Nagpur in O.A. No.480/2017 and the interest and costs payable as per the Recovery Certificate No.92/2022;

And whereas undersigned has ordered the sale of immovable property of the CD as annexed to Recovery Certificate No.92/2022 dt/05/11/2022 and is mentioned in the Schedule of Property hereunder below towards satisfaction of the said Recovery certificate;

And whereas there are outstanding dues there under to the tune of Rs.53,38,544/- (Rupees Fifty Three Lakhs Thirty Eight Thousand Five Hundred Forty Only) including costs and interest thereon w.e.f. 01/08/2017 up to 20/11/2025;

Notice is hereby given that in absence of any order of postponement, the said properties shall be sold on 16/01/2026 by open public E-auction sale and bidding shall take place through "On line Electronic Bidding" On the Website /portal address: <https://baanknet.com> between 11.00 AM to 1.00 PM. Of e-auction Agency viz. M/S PSB ALLIANCE Pvt. Ltd, Address: Unit 1,3rd Floor, VIOS Commercial Tower, Near Wadala truck Terminal, Wadala East, Mumbai-440037 Maharashtra, (India)

"Website Address/ Portal Address where E-Auction is to be conducted: <https://baanknet.com>

*Support Contact Number of E-Auction Agency is: 91-8291202020 and 022-69029800

*E-Mail ID of E-Auction Agency: support.baanknet@psballiance.com

psba@psballiance.com

*Nodal/Facilitator Bank Branch Name: State Bank of India(S.B.I.) Stressed Assets Recovery Branch (SARB), 5, Sai Complex, Bharat Nagar, Nagpur-440033

*Details of Authorized/Designated officer of S.B.I. SARB, Shri. Rajesh Vithal Gudekar, Chief Manager, SARB, Nagpur.

*Contact Number of Authorized Officer of CH Bank: 9892187071

*E-Mail ID of Nodal Branch of CH Bank: sbl.10152@sbi.co.in

The intending bidders should register themselves on the above-mentioned website/portal address of the E-Auction Agency before due date and get user id & password for uploading of requisite documents for participating in the E-Auction.

The sale will be of the properties of the CDs/defendants above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for the E-Auction sale in the lots specified in the schedule, if the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, 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.

No officer or 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 Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions:-

1. 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.

2. The Reserve price below which the property (mentioned below in schedule of Property) shall not be sold is

Lot No.1: Rs.31,22,000/- (Rupees Thirty One Lakhs Twenty-Two Thousand Only).

3. The amount by which the bidders are to be increased shall be Rs. 10,000/-

In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction or may be cancelled.

4. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid & provided further that the amount bid by him/she/they is not less than the reserve price. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

5. Each intending bidder shall be required to pay Earnest Money Deposit (EMD) @ 10% of the Reserve Price for Lot No.1 as Rs.3,12,200/- (Rupees Three Lakhs Twelve Thousand Two Hundred Only) & shall be deposited latest by 12/01/2026; 4.30 p.m. Either through online mode by way of RTGS/NEFT directly to the Account Number: 43527888555 with, SBI/SARB Branch, Nagpur having IFSC Code Number: SBIN0010152

Or by way of DO/PO/pay order drawn in favor of "Recovery Officer, DRT, Nagpur, R.C.No.92/2022" to be deposited with Recovery Officer, DRT, Nagpur.

The public at large is hereby invited to bid in the said open public E-Auction sale. The online offer along with EMD amount, and attested photocopy of PAN card and address proof to be uploaded with the online offer of E-Auction sale. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only on the account number mentioned by such bidder. The EMD paid by Demand Draft shall be returned to the unsuccessful bidders at the close of E-Auction.

6. The offer for more than one property/lot; if any shall to be made separately. The Bid Application for each Lot can be obtained from the "Recovery Officer, Debts Recovery Tribunal, CGO Complex, Seminary Hills, Nagpur" on any working day between 10 a.m. to 4.30 p.m. on the payment of Rs. 100/- by way of DD payable at Nagpur, favoring "Recovery Officer, DRT, Nagpur".

7. The last date for submission of Bid-Online offers and Physical E-Auction Bid Form in a sealed cover with other information/details is 12/01/2026 by 4.30 P.M. EMD deposited thereafter shall not be considered for participation in the E-auction sale, deposited thereby EMD received after due Date and Time shall be rejected & the meaning thereby EMD amount shall be returned to them by way of option amount paid towards the EMD amount given by them in the E-Auction bid Form.

option given by them in the E-Auction bid Form.

Each Bid should be enclosed/attached with KYC of Bidder i.e., Self-Attested Copy of Officially Valid Identity & Address Proof, mobile number, self-attested copy of Aadhaar Card and PAN card and in case of company copy of the resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company. 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. All above prescribed documents along with Bid Form must be submitted before Recovery Officer, DRT Nagpur, in a Closed sealed Cover.

8. The physical inspection of the properties to be conducted & facilitated by CH Bank for intending Bidders which is to be undertaken between 3.00 P.M. to 5.00 P.M. on 06/01/2026 at the property site.

9. It is the sole responsibility of the Bidder to have active E-Mail id, and a Computer terminal/system with internet connection to enable him/her/them to participate in the bidding. Any issue with regard to digital signature certificate if any and connectivity during the course of online bidding shall be the sole responsibility of the bidder and no claim in this regard shall be entertained.

10. The interested bidder has to follow FAQs/information/terms available on PSB ALLIANCE PVT. LTD.'s, website/portal <https://baanknet.com> for successful participation in e-auction. The interested bidders may avail Online training of E-Auction, after deposit of EMD from M/s PSB ALLIANCE Pvt. Ltd.

11. 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) are made within the extended time of 5 minutes.

12. The successful bidder shall have to pay 25% of the E-Auction sale proceeds offer adjustment of EMD on being knocked down, by next date in the said account as per details mentioned in Sr.No.5 above. If the next day is Holiday or Sunday, then on next first office working day.

13. The successful bidder shall have to deposit the balance 75% of the E-Auction sale proceeds on or before 15th day from the date of E-Auction sale of the property, exclusively of such day, or if the 15th day be Sunday or other Holiday, then on the first office working day after the 15th day, by prescribed mode as stated in Sr.No.5 above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DRT, Nagpur @ 2% up to Rs.1,000/- & @1% of the excess of the said amount of Rs.1,000/- through DD drawn in favor of "Registrar, DRT, Nagpur".

14. In case of default of payment within the prescribed period, the deposit, after defraying the expences of the sale, may, if the undersigned fit, shall 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. The property shall be resold, after the issue of fresh proclamation of sale.

15. Highest bidder shall not have any right/title over the property until the sale is confirmed by the recovery officer, DRT, Nagpur.

16. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through Online. In case EMD is deposited in the form of DD the same shall be returned by Hand. Original ID Proof of the photocopy sent with the E-Auction Bid Form has to be brought. No interest shall be paid on the EMD amount.

17. No request for inclusion/substitution in the sale certificate shall be entertained of names of any person(s) other than those mentioned in the E-Auction Online/E-Auction Bid Form.

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

20. NR Bidders must necessarily enclose a copy of photo page of their passport and route their bid duly endorsed by Indian Mission (Embassy).

21. The property is being sold on "AS IS WHERE IS BASIS" & As What is Basis" and is subject to publication charges, revenue and other Encumbrances as per rules.

22. The bidder(s) are advised to carry out their own enquiries regarding Title Deeds, Encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the Nature and description of the property, condition, any encumbrances, liens, charges, statutory dues over the property etc. Before submitting the Bids.

23. All bidders shall be deemed to have read and understood the terms and conditions of sale and shall be bound by the said terms and conditions.

24. Delivery of possession of the property sold shall be as per the Income Tax (Certificate Proceedings) Rules, 1962.

25. The above Terms and Conditions are in addition to the Terms and conditions contained in the Auction Bid Form and web-site.

26. This proclamation of sale can be viewed at the website www.drt.gov.in.

27. The successful bidder shall bear the charges payable for conveyance, Registration fees, stamp duty, etc. as applicable. All the statutory charges if any shall be borne by the successful Auction Purchaser.

28. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone or cancel the E-auction Sale at any time without assigning any reason thereof.

Schedule of Property

No Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.

Revenue assessed upon the property or any part thereof

Details of any other encumbrance to which property is liable

Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.

1. 2. 3. 4. 5.

1. Schedule of Mortgaged Property of CD-2

Plot No.13, S No.52/2, Mouze-Kheletribma Narayan, Gulmohar Colony, Deomali Paratwada, District-Amaravati - 444805 admeasuring 1802.30 Square Feet bounded as under-

Towards East:- Plot No. 14
Towards West:- Plot No.12
Towards North:- Road in Layout
Towards South:- Layout of Shri Vidya.

Note: Date of E-Auction Sale : 16/01/2026 Between 11.00 a.m. to 1.00 p.m.
Last Date of Submission of Bid : 12/01/2026 by 4.30 p.m.

Date of Inspection of Property : 06/01/2026 Between 3.00 P.M. to 5.00 P.M. 2025.

Given under my hand and seal of the Tribunal on this the 21st day of November 2025.

[Shrihari Shashikant Pargaonkar],
RECOVERY OFFICER - I