

**OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL, NAGPUR
MINISTRY OF FINANC, GOVERNMENT OF INDIA**

O.W.No.30/2026

09/01/2026

2nd Floor, B-Block, C.G.O. Complex, Seminary Hills, Nagpur-440006 Email: drtnagpur-dfs@nic.in

R.P.No.44/2018
O.A.No.231/2016

[See Regulation 37(1)]

Dt.06-01-2026

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM SALE PROCLAMATION
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**

**BANK OF INDIA, Morangana BranchCertificate Holder
.....Versus
Shri Gunvant Ramaji Avthale & OtherCertificate Debtors**

To
CD-1) **Shri Gunvant S/o.Ramaji Avthale**
R/o.At Bramhanwada,Post.Masod,Tah.Karanja,Dist.Wardha
CD-2) **Shri Vasant S/o.Ramaji Avthale**
R/o.At Bramhanwada,Post.Masod,Tah.Karanja,Dist.Wardha

Whereas You the CDs have failed to pay the sum of **Rs 20,26,740.08** (Rupees Twenty Lacs Twenty Six Thousand Seven Hundred Forty & Paise Eight Only) payable by you jointly and severally in respect of Recovery Certificate issued by the Hon'ble Presiding Officer Debts Recovery Tribunal,(DRT) Nagpur in **O.A.No.231/2016** and the interest and costs payable as per the Recovery Certificate No.44/2018 Dated 30/06/2017.

And whereas undersigned has ordered the sale of Mortgaged properties of the CD mentioned in the Schedule of Property hereunder below in word satisfaction of the said Recovery certificate.

And whereas undersigned has ordered the sale of Immovable properties of the CD-1 as annexed to Recovery Certificate No.44/2018 Dt.30/06/2017 which are 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.39,68,212.96/-(Rs.Thirty Nine Lakhs Sixty Eight Thousand Two Hundred Twelve & Ninety Six Paise Only)** Including costs and interest thereon w.e.f. 29/03/2016 upto 09/12/2025.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold **06/03/2026** by open public E-auction sale and bidding shall take place through "On line Electronic Bidding" On the Website/portal address <https://drt.auctiontiger.net> between 11.00 AM to 1.00 PM. Of e-Auction Agency viz. M/s.e-Procurement Technologies Limited Auction Tiger.

The details are enumerated as below:-

Name of Empaneled E-Auction Agency & Address	M/s.e-Procurement Technologies Limited Auction Tiger Address -B-704 Wall Street-II, Opp.Orient Club,Near Gujarat College Ellise Bridge, Ahmeadabad-380006 Gujarat (India)
Website Address/Portal Address where E-Auction to be conducted	https://drt.auctiontiger.net
Contact Person of E-Auction Agency	Mr.Praveen Kumar Thevar
Support Contact Phone Numbers of E-Auction Agency	Mobile -9722778828 D:-079-68136891
E-Mail ID of E-Auction Agency	support @auctiontiger.net Praveen.thevar@auctiontiger.net
Nodal Branch Name	Bank of India Morangana Branch, Dist.Wardha
Nodal Branch A/c Number	970290200000033
IFSC	BKID0009702
Branch Telephone Number	9340189534
Name of Designated Bank Official	Shri Uday S. Raut Branch Manager, Morangana Branch
Mobiles Numbers	9340189534
E-mail Id od CH Bank	Morangana.Vidarbha@bankofindia.co.in Vidarbha.law@bankofindia.co.in

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

The sale will be of the properties of the CD-1 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 or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed Schedule of the Income Tax Act, 1961, and the rules made there under and to the further following terms and conditions.

- 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 of E-Auction Public Sale.
- The Reserve price below which the properties (mentioned below in schedule of Property) shall not be sold is
For Lot No.1 : **Rs.36,47,000/-(Rupees Thirty Six Lakhs Forty Seven Thousand Only)** and
For Lot No.2: **Rs.22,00,000/-(Rupees Twenty Two Lakhs Only)**
- The amount by which the biddings are to be increased shall be **Rs.25,000/- and Rs.10,000/- for Lot No -1 and Lot No.2 respectively.**
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.
- The highest bidder of each Lot shall be declared to be the purchaser of that particular Lot provided always that 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 fixed for that particular Lot. 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.
- Each intending bidder shall be required to pay Earnest Money Deposit (EMD) @ 10% of the Reserve Price for Lot No.1 and Lot No.2 separately as specified below and shall be deposited latest by 02/03/2026, 4.30 PM. Either through online mode by way of RTGS/NEFT/directly in to the account Number: **970290200000033** with **BANK OF INDIA, Morangana Branch, Dist. Wardha** having **IFSC Code Number: BKID0009702** Or by way of DD/Pay order drawn in favor of "Recovery Officer, DRT, Nagpur. R.C.No.44/2018" to be deposited with Recovery Officer-1, DRT, Nagpur.

Lot Number	Reserve Price (Fair Market Value of Immovable Properties of CD-1 as annexed to Recovery Certificate No.44/2018 dt.30/06/2017 which is described in the Schedule of Property hereunder below)	EMD Amount @10% of the the Reserve Price	Bid Increase in the Multiples Of
1.	Rs.36,47,000/- (Rupees Thirty-Six Lakhs Forty-Seven Thousand Only)	Rs.3,64,700/-	Rs.25,000/-
2.	Rs.22,00,000/- (Rupees Twenty Two Lakhs Only)	Rs.2,20,000/-	Rs.10,000/-

The public at large is hereby invited to bid in the said open public E-Auction sale. The online offers 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 in 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-1, 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, favouring "Recovery Officer, DRT, Nagpur".
- 7) The Last date for submission of Bid online offers at designated E-Auction Agency portal and Physical E-Auction Bid Form in a sealed cover at Office of the Recovery Officer-1 with other information/details is **02/03/2026 by 4.30 P.M.** EMD deposited thereafter shall not be considered for participation in the E-auction sale, meaning thereby EMD received after due Date and Time shall be rejected & the amount paid towards the EMD amount shall be returned to them by way of option given by them in the E-Auction 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 AADHAR 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, 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 **11.00 AM to 5.00 PM on 26/02/2026** at the property site.
- 9) **It is the sale 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 Website /Portal <http://drt.auctiontiger.net> of designated A-Auction Agency **M/s e-Procurement Technologies Limited-Auction Tiger** for successful participation in e-auction. The interested bidders may avail Online training of E-Auction, after deposit of EMD from **M/s.e-Procurement Technologies Limited-Auction tiger**.
- 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 increments is/are made within the extended time of 5 minutes.
- 12) The successful bidder shall have to pay **25% of the E-Auction sale proceeds** after 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 deposit the balance **75% of the E-Auction sale proceeds on or before 15 day from the date of E-Auction sale of the property**, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office working day after the 15 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% upto Rs. 1,000/- and @1% of the excess of the said amount of Rs.1.000 through DD in favour of Registrar, DRT Nagpur.
- 14) 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 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/ submission 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 by logging in on the E-Auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks it.
- 20) NRI 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 is 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 enquires 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, lien, charges, statutory dues etc. Before submitting the Bids.