

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL PUNE

Unit no 307 to 310 3rd floor, Kakade Blz Icon Building, Shivaji Nagar, Pune - 411005

R.C. No. 121/2023

Annexure 13 Form No. 22

Date : 16.10.2025

[See Regulation 37(1)] By all permissible mode

Date of Auction Sale: 05.12.2025

PROCLAMATION OF SALE: IMMOVABLE PROPERTY

RECOVERY OF DEBTS TO BANKS AND FINANCIAL INSTITUTIONS (RDBB) ACT 1993

STATE BANK OF INDIA Versus M/S. WINNER INSTITUTE OF COMPETITIVE EXAMINATION

To,

(CD 1) M/S. WINNER INSTITUTE OF COMPETITIVE EXAMINATION

SR. No. 721/2A SHOP No. 16/17A WING GROUND FLOOR, INDULAL COMMERCIAL COMPLEX, LBS ROAD, SADASHIV PETH, PUNE : 411003.

Also At: Apartment No. 114, 1st floor, Akshay Niwas Yojana, Mouje Besa, Taluka Nagpur : 440 034.

(CD 2) MR. ABHAY GOPICHAND LANDGE, Flat No. 13, Shweta Housing Society, Building No. A/2, Sinhgad Road, Pune Maharashtra : 411024.

Also At: Apartment No. 114, 1st floor, Akshay Niwas Yojana, Mouje Besa, Taluka Nagpur : 440 034.

(CD 3) MRS. CHANDA GOPICHAND LANDGE, Near Ravidas Putla, Ward No. 04, Lakhni, Bhandara, Maharashtra : 441804.

Also At: Apartment No. 114, 1st floor, Akshay Niwas Yojana, Mouje Besa, Taluka Nagpur 440 034.

Whereas Recovery Certificate No. RC/121/2023 In OA/773/2021 drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE for the recovery of the sum of Rs. 88,95,944.00 (Rupees Eighty Eight Lakhs Ninety Five Thousands Nine Hundred Forty Four Only) along with future interest @ 9.00 % p.a. w.e.f. 18.09.2021 till realization (Inclusive of costs of Rs 1,18,005.00 (Rupees One Lakh Eighteen Thousands Five Only), from the CD, 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 as mentioned in the Schedule here under 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 05.12.2025 between 11:00: AM to 01:00: PM by e-auction and bidding shall take place through 'Online Electronic Bidding' through the website: <https://drtauctiontiger.net/>

The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property, on the Notice Board of the Recovery Officer, on the website <https://drtauctiontiger.net/> and in the website of the e-auction service provider. For any other clarification, the undersigned may be contacted either in person or over the phone OR contact the Authorised Bank Officer/ Auction Service provider, whose details are as follows:

Name of the CH Bank : State Bank of India	
Name of the Nodal Branch & Address : STATE BANK OF INDIA, Stressed Assets Recovery Branch, 2 nd floor, "Wardhaman" Seven Loves Chowk, Plot No. 321/A/3, Mahatma Phule Peth, Pune-411042	
Branch Phone No : 9822551800, 020-26446044	
Bank Officer : Mr. Atmaram Ramchandra Dagade, Chief Manager, Mob. No. 9822551800	
Name of Empanelled Agency for E-Auction : E-Procurement Technologies Pvt. Ltd. (Auction Tiger)	
Address : B-704-705, Wall Street-II, Opp. Orient Club, near Gujarat College, Ellis Bridge, Ahmedabad-380006.	
Phone No : +91-9265562818 Contact Person : Support Team- 9265562821, 9374519754.	
Contact Person: Email ID - Praveen.thevar@auctiontiger.net OR support@auctiontiger.net Landline- 07968136880.	
Website Address : (https://drtauctiontiger.net/).	
Contact Person : Mr. Atmaram Ramchandra Dagade, Chief Manager, Mob. No. 9822551800	

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.

The property will be put up for sale in the lots 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.

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, 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 there under and to the following further 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, misstatement or omission in the proclamation.
- The Reserve Price (Market Value) below which the property shall not be sold is Rs. 18,01,000/- (Rupees Eighteen Lakhs One Thousand only)
- The amount by which the bidding is to be increased shall be Rs. 25,000/- (Rs. Twenty Five Thousand Only) 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 for auction or may be cancelled. If there is only one bidder, the e-auction will commence with one increment over and above the reserve price.
- The highest bidder shall be declared to be the purchaser of any lot provided that he/she/they are legally qualified to bid and provided further the amount bid by him/her/they less than the reserve price. 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.
- Any intending bidders shall be required to deposit Earnest Money Deposit (EMD) & all required documents on or before 01.12.2025 upto 05.00 pm by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O. DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS/NEFT/directly into the Account No. 11045459336 the name of "Recovery Officer — DRT, Pune — held with the STATE BANK OF INDIA IFSC Code No. SBIN0007339 and submit details of the property alongwith copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company, any other document, confirming representation/ attorney of the company. Online Bidder form, Undertaking by Bidder/s and the receipt/counter foil/ Statement of such deposit to the Recovery Officer, DRT-Pune. EMD & all required documents 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	EMD Amount (In Rs.)	Reserve Price (In Rs.) Market Value	Bid Increase in the multiple of (in Rs.)
(1)	All the piece and parcel of apartment No. 114, built up area 48.512 sq. mtrs. situated on 1st Floor in the project known as "Akshay Niwas Yojana" Mouje Besa, Taluka : Nagpur.	Rs. 1,80,100/- (Rupees One Lakh Eighty Thousand One Hundred only)	Rs. 18,01,000/- (Rupees Eighteen Lakhs One Thousand only)	Rs. 25,000/-

V. Last date for receipt of EMD & all required documents is 01.12.2025 till 05.00 pm. EMD / required documents, received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of cheque/ option given by them in the E-Auction Form. Required documents/correspondence can be submitted online at ro-drt-pune@gov.in or physically in the RO office- DRT Pune in the required timeline.

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, and in default of payment, the property shall forth with be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/ Banker Cheque/Pay order etc. as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

The 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 be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Pounding fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs. 1,000/- through DD/Pay order in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE.

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. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE.

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/BC/Pay order the same will be returned by hand. 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.

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 not be entertained.

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.

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 and As is what is basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. 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.

Details of this Proclamation of sale can be viewed at the website www.drt.gov.in, <https://drtauctiontiger.net/>

Schedule of Property:		
Description of the property to be sold	all that piece and parcel of Apartment No. 114 built up area 48.512 sq. mtrs. situated on 1st Floor in the project known as "Akshay Niwas Yojana" Mouje Besa, Taluka- Nagpur.	
Revenue accessed upon the property which 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
NOT KNOWN	NOT KNOWN	NOT KNOWN
1. Bidders are advised to go through the website for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH bank		
2. The above conditions are in addition to the Terms & Conditions contained in the auction bid format and web site.		
3. Prospective bidders are advised to peruse the copies of title deeds, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.		
4. The Property/ies can be inspected on 21.11.2025 and 28.11.2025 between 11:00 AM to 05:00 P.M. for inspection please contact Mr. Atmaram Ramchandra Dagade, Chief Manager, State Bank of India, Stressed Assets Recovery Branch, Second Floor, "Wardhaman" Seven Loves Chowk, Plot No. 321/A/3, Mahatma Phule Peth, Pune (Mobile- 9822551800)		
5. Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason.		
6. The sale shall be subject to confirmation by Recovery Officer.		
Given under my hand and seal on this date 16.10.2025.		

Given under my hand and seal on this date 16.10.2025.

SEAL

Signature
(RAVIKANT VINAYAK YADAV)
Recovery Officer - I
DEBTS RECOVERY TRIBUNAL, PUNE

NAGPUR