

OFFICE OF THE RECOVERY OFFICER - II
IN THE DEBTS RECOVERY TRIBUNAL, AURANGABAD

"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad-431 003, (M.S).
Phone : (0240) 2473612, Telefax : (0240) 2473613, E-Mail : drtaurangabad-dfs@nic.in

Form No 22 [See Regulation 37(1)]
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. 79/2024

E-AUCTION SALE NOTICE

Exh : 55

Date : 17/02/2026

Date and Time of Auction : 08/04/2026 between 02.00 pm. to 03.00 pm
Last date and Time of EMD : 06/04/2026 up to 04.00 PM

Bank of Baroda
V/s.

Ashok Nanaji Randhe & Others

To,
(CD1) Ashok Nanaji Randhe, R/o. Plot No 41, Amit Nagar, Nandanvan Colony, Aurangabad.
(CD2) Pushpalata Ashok Randhe, R/o. Plot No 41, Amit Nagar, Nandanvan Colony, Aurangabad.
(CD3) Kacharu Nanaji Randhe, R/o. Plot No 41, Amit Nagar, Nandanvan Colony, Aurangabad.
(CD4) Balchand Nanaji Randhe, R/o. Plot No 41, Amit Nagar, Nandanvan Colony, Aurangabad.

Whereas Recovery Certificate No. RC/79/2024 dated 03/04/2024 in OA/298/2017 to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of **Rs. 3,55,43,494.05** (Rupees Three Crore Fifty Five Lakhs Forty Three Thousands Four Hundred Ninety Four and Paise Five Only) along with future interest @ 10% Simple Interest yearly w.e.f. 25/05/2017 till realization and costs of **Rs. 1,50,000/-** (Rupees One Lakh Fifty Thousands 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 Mortgage/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. And whereas there will be due there under a sum **Rs. 9,02,07,340/-** inclusive of costs and interest thereon up to 17-02-2026, 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 08-04-2026 between 2.00 P.M. to 3.00 P.M.** (with auto extension clause 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" the website <https://baanknet.com> of **BAANKNET**, Contact No. +91 8291220220, E-mail Id : support.baanknet@psballiance.com support.baanknet@procure247.com The intending bidder 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 **BAANKNET**.

For further details contact : Mr.P.K. Shrivastava, Chief Manager, Bank of Baroda, RO-SARB, Plot No.8, Sector-E, CIDCO, N-5, Town Center, Aurangabad. Contact No.: 9005178070, E-mail Id : saraur@bankofbaroda.co.in

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

Lot No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the Multiple of (In Rs.)
1	All the piece and parcel of Land in Gat No.140, admeasuring area 14.06 acres, situated at post Borsar (Bk.), Tal.Kannad, Dist.Aurangabad, in the name of Mr.Ashok Nanaji Randhe, Mr.Kacharu Nanaji Randhe, Mr.Bhachand Nanaji Randhe.	7,26,000/-	72,60,000/-	1,00,000/-

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. 79/2024. 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 06/04/2026 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 proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "RC No.79/2024", (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 24/03/2026 (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 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. (9) 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. 79/2024 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. (10) 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. (11) Heights bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DRT, Aurangabad. (12) 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. (13) 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. (14) 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.

No. of lots	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of Encumbrance to which property is liable	Claims if any, which have been put forward to the property and other known particulars bearing on its nature and value
1	All the piece and parcel of Land in Gat No.140, admeasuring area 14.06 acres, situated at post Borsar (Bk.), Tal.Kannad, Dist.Aurangabad, in the name of Mr.Ashok Nanaji Randhe, Mr.Kacharu Nanaji Randhe, Mr.Bhachand Nanaji Randhe.	Not Known	Not Known	Not Known

Given under my hand and seal of the Tribunal
on this 17th day of February, 2026 at Aurangabad



Sd/-
(Chetan Warudkar)
Recovery Officer-II
Debts Recovery Tribunal, Aurangabad

SHREE