

DEBTS RECOVERY TRIBUNAL AT AURANGABAD.
"Jeevan Suman", L.I.C., Building, Plot No.3, N-5, Near CIDCO Office,
CIDCO, New Aurangabad.

Exh.No.41

Dated: - 10/04/2026

To,
The Editor,
Daily Indian Express,
Ahmednagar.

Subject :- Paper Publication in R.P.No. 190/2024 State Bank of India SARB, Aurangabad. V/s. Mangesh Ramesh Garade.

Sir,

Please find enclosed herewith Public Notice in **R.P.No. 190/2024 State Bank of India SARB, Aurangabad. V/s. Mangesh Ramesh Garade.**

Which may kindly be published in your news paper at the earliest and submit one copy of News paper to this office.

Necessary cost will be borne by the Applicant Bank.


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

DEBTS RECOVERY TRIBUNAL AT AURANGABAD.
"Jeevan Suman", L.I.C., Building, Plot No.3, N-5, Near CIDCO Office,
CIDCO, New Aurangabad.

Exh.No.41/A

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The Editor,
Daily Loksatta,
Ahmednagar.

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Please find enclosed herewith Public Notice in **R.P.No. 190/2024 State Bank of India SARB, Aurangabad. V/s. Mangesh Ramesh Garade.**

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

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.



**OFFICE OF THE RECOVERY OFFICER-II,
DEBTS RECOVERY TRIBUNAL, AURANGABAD
GOVT. OF INDIA, MINISTRY OF FINANCE
(Department of Financial Services)**

Exh. 40

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

Phone : (0240) 2473612, 2473613, Fax : (0240) 2483668,

E-Mail : ro1drtaubd-dfs@nic.in Website: <http://www.drtaurangabad.gov.in>

**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. 190/2024

Date: 10-04-2026

Date and Time of Auction: 03/06/2026 between 11.00 AM to 12.00 Noon.

Last Date and Time of EMD: 01/06/2026 up to 04.00 PM.

STATE BANK OF INDIA

Versus

MANGESH RAMESH GARADE AND ANOTHER

To,

**(CD 1) Mangesh Ramesh Garade
R/o. House No 169, Swara Ganga,
Mankar Lane, Delhigate,
Near Ganpati Mandir,
Ahmadnagar, -414001.**

Also At:

**R/o. Flat No.210, Yuvraj Residency,
Plot No.1/1, S. No.66/3/1, Maliwada,
Ahmadnagar, -414001.**

Also At:

**Ahmednagar Merchants Co-Op Bank
Limited, Plot No 33, Market Yard,
Station Road, Ahmadnagar, -414001.**

(CD 2) Priti Mangesh Garade

**R/o. House No 169, Swara Ganga,
Mankar Lane, Delhigate, Near Ganpati Mandir,
Ahmadnagar, -414001.**

(Signature)

Also At:

R/o. Flat No.210, Yuvraj Residency,
Plot No.1/1, S. No.66/3/1,
Maliwada, Ahmadnagar, -414001.

Also At:

The Ambika Mahila Sahakari Bank Limited, 4638,
Panchpir Chawadi, Maliwada, Ahmednagar-414001.

Whereas **Recovery Certificate No. 190/2024** dated **12/06/2024** in **OA/225/2023** to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of **Rs.2435322.94 (Rupees Twenty Four Lakhs Thirty Five Thousands Three Hundred Twenty Two And Paise Ninety Four Only)** along with future interest @ 8 % Simple Interest Yearly w.e.f. **Rs.16/05/2023** till realization and costs of **Rs.27000 (Rupees Twenty Seven 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 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.30,59,517.21/-** inclusive of the cost and interest there as on **04-03-2026**, 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 03-06-2026 between 11.00 A.M. to 12.00 Noon** (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://baanknet.com> of BAANKNET, Contact No. +91 8291220220.**

E-mail: support.baanknet@psballiance.com

support.baanknet@procure247.com

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 **BAANKNET**.



For further details contact: Mr. Rizwan Ahmed Ansari, Chief Manager, State Bank of India, Stressed Assets Recovery Branch, Plot No. 01, Town Centre, CIDCO, N-5, Aurangabad. Contact No.:- 8369645337, 0240-2484626 E-mail Id: - sbi.12953@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 Flat No. 210, admeasuring area 79.586 Sq. Mtrs. At Yuvraj Residency, situated at Plot No. 1/1, Survey No. 66/3/1, Maliwada, Ahmednagar owned by Mr. Mangesh Ramesh Garade & Priti Mangesh Garade, which is bounded as under: East: Flat No. 209 & Passage West: Open to sky South: Open to sky North: Flat No. 211.	2,50,000/-	25,00,000/-	50,000/-

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. 190/2024**. 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 01.06.2026 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 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. 190/2024"**.

(Signature)

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 19/05/2026.
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, against the production of original ID proof.
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 pay 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. 190/2024 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.
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. Highest 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 encumbrance 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 Flat No. 210, admeasuring area 79.586 Sq. Mtrs. At Yuvraj Residency, situated at Plot No. 1/1, Survey No. 66/3/1, Maliwada, Ahmednagar owned by Mr. Mangesh Ramesh Garade & Priti Mangesh Garade, which is bounded as under: East: Flat No. 209 & Passage West: Open to sky South: Open to sky North: Flat No. 211.	Not known	Not known	Not known

Given under my hand and seal of the Tribunal on this 10th Day of April, 2026 at Aurangabad.



(Chetan Warudkar)
Recovery Officer-II,

Debts Recovery Tribunal, Aurangabad.