AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

That is pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (RCFL) and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having Corporate Office at **The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at C/o. Mybranch Service Pvt. Ltd. Block No 101 Salasar Park, 1st Floor, House No 552, Plot No. G-121/1, Gore Peth Road, Above Canera Bank , Dharmapeth, Nagpur, 440010** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: https://sarfaesi.auctiontiger.net.

Borrower(S) / Co-Borrower(S) / Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
(Loan A/C No. RHLPNAG000053719 & RHLPNAG000051989 Branch: Nagpur 1. Jitendra Shrichand Mirani 2. Kavita Shrichand Mirani 3. Pradeep Shrichand Mirani 4. Shrichand Sitaldas Mirani	**21 Jan 2025 & Rs. 30,83,855/- (Rupees Thirty Lakhs Eighty-Three Thousand Eight Hundred Fifty-Five Only) Bid Incremental : Rs. 30,000/-(Rupees Thirty Thousand Only)**	**08-01-2026 Total Outstanding as on 13-07-2026 Rs. 40,17,371.23/- (Rupees Forty Lakh Seventeen Thousand Three Hundred Seventy-One and Twenty-Three Paise Only)**	**Rs. 16,08,000/- (Rupees Sixteen Lakhs & Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 1,60,800/- (Rupees One Lakh Sixty Thousand & Eight Hundred Only)**

Description Of The Immovable Property/ Secured Asset : Property -1: Gala No. 29 /340, 29/341, Gr Flr H.no. 4070/A/29/341, Kh No. 29, 30 /31 /1-2-3, City Survey No. 61, Sheet No. 266/15, Ward No. 57, Hudco Colony Mouza Indora Housing Accomodation Scheme Nagpur Maharashtra – 440014.

Date Of Inspection :	EMD Last Date :	Date/ Time of E-Auction
04-09-2026 11:00-15:00	07-09-2026 till 05:00 PM	09-09-2026 11:00-15:00

Mode Of Payment: - All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Nagpur or through RTGS/NEFT. The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Ltd – CHD A/C, b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071983, d) IFSC Code: HDFC0001119

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger), B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujarat (Contact no. 9265562818/9265562821/19) Support Email – support@auctiontiger.net, Mr. Ram Sharma Mob. 8000023297 Email: ramprasad@auctiontiger.net**
3. **For further details and queries, contact Authorized Officer: Mr. Ratnaghosh Raul – (Mob: 7350885674)**
4. **This publication is also 30 (Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.**

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 372338 and see the NIT Document) (https://sarfaesi.auctiontiger.net.)

Place: Nagpur / Date : 31.07.2026 **SD/-,Authorized Officer**

SOUTH CENTRAL RAILWAY
Follow us on @SCRailwayindia
Details of the Tender Notices of S.C Railway can be seen on our website : www.scr.indianrailways.gov.in

Open E-Tender Notice No. CAO/Con/RSP/SC/05/2026-Capital (works) dated 28.07.2026 PUBI518

For and on behalf of The President of India, the undersigned invites e-tender for the following works **up to 11:00 hrs on 20.08.2026.**

Sl. No. 1, **e-Tender No.:** CONST-CAO-RSP-26-014, **Name of the work:** Secunderabad Division: Raichur-Wadi section: Proposed Construction of New ROB in lieu of LC. No. 225 at Saidapur Station yard, **Approx. Tender Value (₹):** 44,99,46,053.17, **EMD (₹):** 89,98,900.00, **Completion Period (in Months):** 18, **Defect liability period (in Months):** 48, **Works considered similar in nature towards Standard eligibility criteria:** B.II (d) Any "Railway/ Metro/ Road Bridge Work having steel composite / Bowstring girder and/or PSC girder in super structure".

Tenderers should participate through e-tendering only and no manual offers will be considered.

Tender conditions / other particulars are available in the Tender documents on IREPS website at **www.ireps.gov.in** which can be downloaded, view modification, if any and can be participate through the website as mentioned.

Dy. Chief Engineer/Con/RSP/ Secunderabad
A606

For further tender conditions / details and for downloading the tender documents, Please visit website at http://www.ireps.gov.in or www.scr.indianrailways.gov.in

---

Bandhan Bank

Regional Off.: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6.
Fax: +91-79-26560649, Toll Free No.: 18002335300
Website: www.bandhan.bank.in

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues.

The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Sr. No	Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch	Description of the property to be sold (Secured Assets)	Secured Debt as on date of demand notice and current outstanding which includes amount paid by the borrowers from the date of demand notice till date, if any, with further interest, costs, charge, etc.	Reserve Price & EMD being 10%
1.	Mrs.Komal Raman Khobragade Mr.Rahul Raman Khobragade 20005010010710 26.11.2025 Nagpur	All that piece and parcel of the immovable property situated at FP 5; B9 Building No B; B9 B 605, Sudama Vrindavan, Near Vca, Mouza Jamatha, Nagpur, Maharashtra-441108	Rs.25,46,304.86 as on 30.09.2023 Rs.34,41,150.47 as on 14.02.2026	Rs.22,93,650 EMD Rs.2,29,365

Last Date, Time and Place for submission of bid	For Sr. 1 August 17, 2026, on or before 3:00 PM at HF Centre 2nd Floor, Ramdeo Tower, Opp. Raj Height, Seven Hills, Jalna Road, Aurangabad-431001, Maharashtra
Property Inspection date & time Name of contact person with No.	For Sr. 1 August 07, 2026, From 11:00 AM to 1:00 PM Vishal Laxmanrao Mane -9922449367
Date and Time of E-Auction	August 19, 2026, From 11:00 AM to 12:00 Noon

Other Terms and conditions:

1. The aforesaid properties are being sold with no encumbrances as far known to the Bank. The Authorized Officer/bank shall not remain liable for any third party claims/rights/dues/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link https://bandhan.bank.in/properties-for-sale provided in Bandhan Bank's website.
2. The aforesaid properties will be sold by Tender cum-e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank. Auction/bidding shall be only through "Online Electronic Bidding" through the website https://sarfaesi.auctiontiger.net/EPROC/ with Property ID 371023 Contact Person Mr. Maulik Shrimali Contact No.9173528727. The bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd. payable at Par in all branches before the date of auction.
4. The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self - attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form and EMD for e-auction with Property ID".
5. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- and will remain extended/valid for fifteen minutes for each bid.
6. The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days.
7. The sale will be subject to confirmation by Bandhan Bank Limited.
8. The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn /extend/postpone the sale/e-auction without assigning any reason thereof.
9. In case of any dispute the English version shall prevail.

Date: July 31, 2026 **Authorised Officer**
Place: Maharashtra **Bandhan Bank Limited**

GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limitedherein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the dates as mentioned herein below.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1	AJAY KANHYAILAL SOBHANI, MANNAT AJAY SOBHANI	All That Piece And Parcel Of The Land Bearing Plot No. 38-A, Admeasuring 947 Sq. Feet (88 Sq. Mtrs) Towards Eastern Side Of North-South Division, Along With Construction Thereon, Out Of Survey No. 4/1, Municipal Corporation Property No. 1476/1-A, Ward No. 10, Situated At Mouje – Tarkheda, Pragane – Badnera, Tq. & Dist. Amravati, Layout Converted Plot Vide Rev. Case No. Nap-34/Tarkheda-45/1993-94 Order Dated 20.04.1994. Within The Jurisdiction Of Sub Registrar, City Of Amravati And Within The Limits Of Amravati Municipal Corporation Amravati, **Which Is Bounded As –** On Or Towards East – Plot No. 37-B, On Or Towards West – Remaining Portion Of Same Plot, On Or Towards North – Others Plot, On Or Towards South – Road.	26/07/2026	09/04/2026	**Loan No. HL00641100000005031782 Rs. 2486886/-** (Rupees Twenty Four Lakh Eighty Six Thousand Eight Hundred Eighty Six Only) payable as on 09/04/2026 along with interest @ 12.2 % p.a. till the realization.

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in The Indian Express shall be prevail

Date: 31.07.2026, **Sd/- Authorised Officer,**
Place: MAHARASHTRA **Grihum Housing Finance Limited**

State Bank of India
Stressed Asset Recovery Branch, Nagpur (SARB)

SARB : Nagpur Address : Stressed Assets Recovery Branch, First Floor, Plot No. 14/E, Bhagwaghar Layout, Dharampeth, Near Children Traffic Park, Tq. & Dist.Nagpur-440010 (M S). Authorized Officer's Details: - Name: - Mr. Avijit Tewari, E-mail: sbi.10152@sbi.co.in Mobile No.8819915300.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Appendix IV-A [See Proviso to Rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **"Physical Possession"** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 18.08.2026** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under.

The details of Borrower(s), Guarantor(s) and Description of Property and Terms & Conditions of the e-Auction specified as under.

Sr. No.	Name of Borrower(s) and Guarantor (s)	Outstanding Dues for Recovery of which Property/ ies is/are being Sold	Description of the Property/ies	Reserve Price	EMD Amount
1.	Mr. Dilip Rajam Alwalwar	Rs.59,60,036.00 (Rupees Fifty Nine lakhs sixty thousand thirty six only) as on 27.07.2026 with further interest incidental expenses, and costs etc. thereon	All that R.C.C superstructure comprising of Row House no. A-12 of the Residential Building known and styled as "Swarshree-A building" covering Built-up area 95.842 Sq.mtrs together with 07.14% (98.413 Sq.mtrs) proportionate undivided share and interest in All those pieces and parcel of land bearing Plot nos.9 in layout having total admeasuring area 1377.78 Sq.mtrs being a portion of the entire land bearing Survey no.177 and 210 of Mouza Vijasan within the Tahsil Bhadrawati, Dist. Chandrapur. Boundaries as below: East – Row House No. 13, West – Row House No. 11, North – 9 Mtr. Layout Road, South – Plot No. 10, 11 and 12. **Possession: Physical**	Rs. 24,15,000/-	Rs. 2,41,500/-

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will required to pay 1% TDS on property having Reserve Price more than **Rs.50.00 Lakhs.**
The e-auction will be conducted through Bank's approved service provider **M/s SISL Infotech Pvt. Ltd.** at their web portal **https://baanknet.com.** The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com.**

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website **https://baanknet.com**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website **https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others** and website **https://baanknet.com.**

Date and Time of e-Auction: **18.08.2026, Time of e-Auction from 10:00 am to 5:00 pm** with unlimited extensions of 10 minutes each .
Date and Time for Inspection of the properties: **11.08.2026 from 11:00 am to 4:00 pm**
Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.
Enquiry: Mr. Avijit Tewari , Chief Manager, Mobile No.8819915300, Arvindkumar Anuj Jaiswal, Mobile No.8055215633

Date: 31.07.2026 **Sd/ Authorised Officer)**
Place: Bhadravati, Chandrapur **State Bank of India**
Stressed Asset Recovery Branch, Nagpur

Zonal Office Nagpur
Palm Road, Civil Lines, Nagpur 440 001, Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.bank.in

E- Auction Sale Notice

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Notice is hereby given to the public in general and in particular to the Borrower's and Guarantor/s that the below described immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS","AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor form the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction :Date: 27.08.2026 Time: 10.00 AM to 5.00 PM

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the Immovable property with known encumbrances, if any and Name of Mortgager/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
	Shyam Chowk, Amravati Branch AUTHORISED OFFICER Shri Chandrashekhar Jambhulkar (CM) Mob No 9168410101		
1.	**1. M/s Sindh Garments (Borrower) Partnership Firm** Shop No. 1-40, Wing B6, Dreamzland Business Park, Borgaon, Dharmade, Amravati - 444901 **2. Estate of Late Mr. Premchand Narumal Harwani (Borrower cum Guarantor & Mortgagor) Represented by: I) Mr. Sanjay Premchand Harwani** Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606 **ii) Dr. Anil Premchand Harwani** Plot no. 5, House No. 3, Dande Plot, Rajapeth, WD 19, Ambika Nagar, Amravati – 444606 **3. Mr. Sanjay Premchand Harwani (Borrower cum Guarantor & Mortgagor)** Harwani Nagar, Daroga Plot, Pratidin Press Galli, Rukhmini Nagar, Amravati – 444606	**Possession Type : Physical PROPERTY ID: IDIB0SINDH008** All the piece and parcel to commercial shop No 8, Wing No "A" Building No 7, Dreamzland Business park, Field Gut No 119, 144, 134, 142, 139, 87, 140, 138, 88, 133 & 135 at Borgaon Dharmale, Amravati Shop Super built up area 309.45 sq mtr with undivided share in land is 0.294% in 15 hector 895R and **adjoining properties/ boundaries (of land) as follows: East –** by Shop No. A7-008, **West –** by road and common parking, **North –** by Shop No. A7-005, **South –** by Shop No. A7-009 **Prior Encumbrance: SA/86/2026 pending before Hon'ble DRT Nagpur, No stay order or restraint against the Bank's SARFAESI proceedings**	**Property-A-7-008 RP** : Rs 26.00 Lakhs **EMD :** Rs 2.60 Lakh **BIA :** Rs. 10,000/-
	Total Dues in Rs.32382568/- as on 15.04.2024 with further interest, costs, other charges and expenses thereon.		
	Hudkeshwar Nagpur Branch (Authorized Officer : Shri Hemant Somkunwar (CM) Mob No: 9009167200)		
2.	**1. Ms. Pinki Chandrakant Ukey (Borrower/ Mortgagor) Add:** Flat No 003, Wing- A, Green City, Kh No 5/1, Ph no 38/A, Mouza- Gotal Panjri, Hudkeshwar Bk, Nagpur-441122 **2. Mr. Chandrakant Haridas Ukey (Co-borrower / Mortgagor) Add:** Plot No 139, Near Sathe House, Rambagh Nagpur – 440003	**Type of possession: Physical Property ID : IDIB0UKEY** All that part and parcel of Flat No 003 covering built up area of about 55.12 Sq Mtr Wing-A, Ground floor in the building to be known as Green Emerald-1, in the entire area to be known and styled as Green Space Infra's Green City Kh No 5/1, Ph No 38/A, Mouza Gotal Panjari, Tah-Nagpur (Rural) Dist- Nagpur, Admeasuring Area 55.12 Sq Mtr and same is **bounded as under: East :** Field Survey No 09, **West :** Pandhan, **North :** Field Survey No 5/2, **South :** Filed Survey No 5/3 & 5/4. **Prior Encumbrance: SA/192/2026 pending before Hon'ble DRT Nagpur, No stay order or restraint against the Banks's SARFAESI proceedings**	**RP** : Rs 14,50,000/- **EMD :** Rs 1,40,000/- **BIA :** Rs. 10,000/-
	Total Dues in Rs. 14,67,600.00/- as on 29.07.2025 with further interest, costs, other charges and expenses thereon.		

Bidders are advised to visit the website **(https://baanknet.com)** of our e auction service provider **PSB Alliance Pvt. Ltd** to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with **PSB Alliance Pvt. Ltd.** and EMD status, please contact **support.baanknet@psballiance.com.**
For property details and photograph of the property and auction terms and conditions please visit: **https://baanknet.com** and for clarifications related to this portal, please contact **Helpdesk No. 8291220220**
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com.**

This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.

Place: Nagpur, Amravati, Date: 31.07.2026 **Authorized Officer, Indian bank**

O.W.NO.:- 536/2026 **FORM NO. 22**
DATE:- 17/07/2026

OFFICE OF THE RECOVERY OFFICER-II DEBTS RECOVERY TRIBUNAL, NAGPUR. MINISTRY OF FINANCE, GOVERNMENT OF INDIA 2ND FLOOR, B-BLOCK, CGO COMPLEX, SEMINARY HILLS, NAGPUR-440 006. Email: drtnagpur-dfs@nic.in

R.P.No.25/2013 **[See Regulation 36(1)]** **Date: 10/07/2026**
O.A.No.20/2012

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

CANARA BANK (C. A. Road Branch, Central Avenue, Nagpur) **... Certificate Holder**
...versus....
Sh. Milind Saligram Gadigone & Ors. **...Certificate Debtors**

To,

CD 1]	**Sh. Milind Shaligram Gadigone** R/o AIN 144-161, IN F 2 Nuns Apartment, Indraprastha, 210, Swawlambi Nagar, Nagpur-440022
CD 2]	**Sh. Bhagwat s/o Rajaramji Kukde** R/o E-151/B, MSEB Colony, Khaparkheda, Dist. Nagpur-441102

Whereas You, the CDs have failed to pay the sum of **Rs.13,51,592/- (Rupees Thirteen Lakhs Fifty One Thousand Five Hundred Ninety Two 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.20/2012** and the interest and costs payable as per the **Recovery Certificate No.25/2013 dated 21/03/2013;**
And whereas the undersigned has ordered the sale of immovable property of the CD-1 as annexed to **Recovery Certificate No.25/2013 dt.21/03/2013** which 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.31,54,503/- (Rs. Thirty-one Lakhs Fifty-four Thousand Five Hundred Three Only)** including costs and interest thereon **w.e.f. 10/01/2012 up to 07/05/2026;**
Now therefore Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **10/09/2026** 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. BAANKNET.**

The details are enumerated as below: -

Narne of Empaneled E-auction Agency	**BAANKNET**
Address	**Online Portal Email ID- support.baanknet@psballiance.com**
Branch Contact Person Phone Nos	**Sh. Rajesh Kumar, Chief Manager 9403780438**
Email ID / Website Address	**support.baanknet@psballiance.com https://baanknet.com/**
Portal Address on which the sale is to be conducted	**https://baanknet.com/**
Nodal Branch Name	**Canara Bank, C.A. Road Branch, Nagpur**
Nodal Bank A/c No.	**209272434**
IFSC Code	**CNRB0002078**
Facilitator Bank Br.	**Canara Bank, C.A. Road Branch, Nagpur**
Branch Telephone No.	**0712-2726566**
Bank Official Designated Email ID	**cb2078@canarabank.com**
Mobile No.	**9403780438**

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 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 terms and 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 of e-Auction Public Sale.
2] The Reserve price below which the **property; mentioned below in schedule of Property.** shall not be sold for **Lot No.1 (Single Lot) is Rs.14,06,000/- (Rupees Fourteen Lakhs Six Thousand Only)**
3] The amount by which the biddings are to be increased shall be Rs.25,000/-.
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 of each Lot shall be declared to be the purchaser of that particular Lot provided always that he/she/they are legally qualified to bid & provided further **that the amount bid by him/she/them 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.
5] Each intending bidder shall be required to pay Earnest Money Deposit (EMD) @ 10% of the Reserve Price for **Lot No.1 (Single Lot) as specified below and shall be deposited latest by 03/09/2026; 4.30 p.m.,** either through online mode by way of RTGS/NEFT/UPI/Net Banking/Mobile Banking directly in to the **Account Number: 209272434** with **Canara Bank, C.A. Road Branch, Nagpur** having **IFSC Code Number: CNRB0002078** Or by way of DD/Pay order drawn in favor of "Recovery Officer, DRT, Nagpur, R.C.No.25/2013" to be deposited with Recovery Officer-II, DRT, Nagpur.

Lot Number	Reserve Price (Fair Market Value of Immovable Property of CD-1 as annexed to Recovery Certificate No.25/2013 dt.21/03/2013 which is described in the Schedule of Property hereunder below)	EMD Amount @10% of the Reserve Price	Bid Increase in the Multiples Of
1.	Rs.14,06,000/- (Rupees Fourteen Lakhs Six Thousand Only)	Rs.1,40,600/-	Rs.25,000/-

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 to be obtained from the **"Recovery Officer-II, 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 at designated E-Auction Agency portal and **Physical E-Auction Bid Form** in a sealed cover at Office of the Recovery Officer-II with other information/details/undertaking is **03/09/2026 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 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 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 PM. to 5.00 P.M. on 27/08/2026 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 bidders have to follow FAQs/Information/terms & conditions available on Website/Portal **https://baanknet.com/** of designated E-Auction agency **BAANKNET** for successful participation in e-auction. The interested bidders may avail Online training of E-Auction, after deposit of EMD from **BAANKNET**
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) 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 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, exclusive 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/- and @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 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 /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] 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 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 acc