

DATE	DESCRIPTION OF THE ORDER	REMARKS
15-09-2026	DEBTS RECOVERY TRIBUNAL - JABALPUR 2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building) Residency Road, Near Head Post Office, South Civil Lines, Jabalpur-482001 (M.P.) OAEX 156/2011 BANK OF MAHARASHTRA --VS-- NAV BHARAT PRESS LTD.	
	FOR CH Bank : Adv. Ritesh Kushwaha, Law Officer Samarth Sanodiya FOR CD : NONE FOR OBJECTOR (IDA): NONE	
	CH Bank filed 2nd valuation report of mortgaged property situated at Jabalpur, vide Inwards No. 6415 dated 15.05.2026. The same is taken on record. Counsel for CH Bank filed compliance report along with postal receipts, postal track report, affixation and publication report of the "Notice for Settling a Sale Proclamation" notice published in "The Pioneer" and "Patrika" newspapers on 17.06.2026, Bhopal & Jabalpur edition, vide office Inwards No. 11699 dated 20.07.2026 & Inwards No. 11994 dated 24.07.2026. The same is taken on record and the service is declared as served to the CDs. Valuer, R. G. Pathak & Associates submitted a bill of Rs. 4,54,189.00 for the valuation filed in the case, vide office Dak Inwards No. 898 dated 19.06.2026. The same is taken on record. Since, the bill was not taken on record previously. The bill raised by the valuer, R.G. Pathak & Associates is allowed with limit of Rs. 35,000.00. CH Bank is directed to make payment of Rs. 35,000.00 to the valuer, R.G. Pathak & Associates forthwith. Counsel for objector (IDA) filed an application for recall/reconsideration of the order dated 14.01.2026, vide Inwards No. 12359 dated 01.08.2026. The same is taken on record. However, despite filing the application, none appeared on behalf of objector during today's hearing. Counsel for CH Bank submitted that the copy of the said application filed by the Counsel for objector has not been served upon them. Hence, prayed for direction to be issued in this regard. Counsel for objector is directed to serve the copy of the said application to Counsel for CHB by next date of hearing. Upon receipt of the same, CH Bank is directed to file reply with an advance copy to the objector, by the next date of hearing. Counsel for CHB further submitted that since compliance regarding "Notice for Settling a Sale Proclamation" has been filed and no application/objection is pending with regards to property situated at Jabalpur. Hence, prayed to proceed further with auction of the said property. As per the rule 53 of second Schedule of Income Tax Act 1961, "A Proclamation of Sale of Immovable property shall be drawn up after Notice to the defaulter". As per the Rule 53 of second Schedule of Income Tax Act 1961, notice to the defaulter	

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	has been served. Now the case is ripe for further proceedings and the issuance of Proclamation of sale as per the Rule 53 of second schedule of Income tax Act 1961. Accordingly, office is directed issue Proclamation of Sale (Auction Notice) for property mentioned below: "Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P.) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.-Jabalpur." It is made clear that reserve price is not a price on which the property will be necessarily sold Rather, reserve price is always an indicative price and in case of such distress sales through court. If the reserve price is kept at competitive level, there are chances of participating more and more participative buyers and possibility of success of sale is always more and also properties may fetch highest price. Two valuation reports are filed in the present matter. Average of Realizable Value of both valuation considered for arriving at reserve price. <table><tr><th>Sr. No.</th><th>1st Valuation Realizable Value</th><th>2nd Valuation Realizable Value</th><th>Average</th></tr><tr><td>1.</td><td>Rs. 20,21,40,000.00</td><td>Rs 22,49,10,000.00</td><td>Rs. 21,35,25,000.00</td></tr></table> Relying on the report of the valuer let the reserve price of the property be fixed as the realisable price i.e. Rs.21,35,25,000.00 round off Rs 21,35,50,000.00 Now, there have been directions from the DFS regarding use of Baanknet portal for conducting of auction at DRT. The CH Bank is directed to feed details of the sale proclamation on Baanknet portal diligently after perusal of sale notice issued by this execution authority well within time limit and file compliance report of same to this authority. Under the facts and circumstances and to meet the ends of Justice, Office is directed to issue Proclamation of Sale (Auction Notice). CH-Bank is directed to file Dispatch, Publication and Affixation report and file compliance report before next date of hearing. Let the case be listed on 15-10-2026 for reply and arguments on the application filed by the objector (IDA). All concerned parties are directed to be present on the next date of hearing at 01:30 PM. CF DATE 15-10-2026 - sd - NEELES KUMAR AWADHYA RECOVERY OFFICER II 15-09-2026	Sr. No.	1st Valuation Realizable Value	2nd Valuation Realizable Value	Average	1.	Rs. 20,21,40,000.00	Rs 22,49,10,000.00	Rs. 21,35,25,000.00	
Sr. No.	1st Valuation Realizable Value	2nd Valuation Realizable Value	Average							
1.	Rs. 20,21,40,000.00	Rs 22,49,10,000.00	Rs. 21,35,25,000.00							

DEBTS RECOVERY TRIBUNAL-JABALPUR

2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency Road, Near Head Post Office, South Civil Lines, Jabalpur-482001 (M.P.)

CONTD. ORDER SHEET

Order Date:	15-09-2026
Case Number:	OAEX 156/2011
Certificate Holder Bank:	BANK OF MAHARASHTRA
Certificate Debtor:	NAV BHARAT PREES PVT. LTD.

FOR CH Bank:

Adv. Ritesh Kushwaha, Law Officer
Samarth Sanodiya

FOR CD/OBJECTORS:

NONE

डिक्रीधारी बैंक ने प्रकरण में नीलामी की कार्यवाही किए जाने का निवेदन किया। प्रकरण में नीलामी के सबंध में दिनांक 18.05.2026 को जारी किये गए सूचना पत्र की तामीली आदेश दिनांक 15.09.2026 के माध्यम से की जा चुकी है।

बधक संपत्ति का विवरण मूल्यांकन रिपोर्ट में उपलब्ध है जो कि आवक क्रमांक 1431 से दिनांक 09.10.2025 एवं आवक क्रमांक 6415 से दिनांक 15.05.2026 को पेश की गई है वे रिकार्ड में उपलब्ध है।

संपत्ति का विवरण

Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P.) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.-Jabalpur.

नीलामी हेतु सेवा प्रदाता का नाम

Website: <https://baanknet.com> (Vendor's name and address: Bank Asset Auction Network (BAANKNET), website: <https://baanknet.com>; Helpline No. 82912 20220; E-mail ID: support.baanknet@psballiance.com;

प्रारक्षित मूल्य :- Rs.21,35,50,000.00 (Rupees Twenty-One Crore Thirty-Five Lakh Fifty Thousand only)

संपत्ति की अनिवार्य जमा राशि: Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)

अन्य विवरण

प्रकाशन, चरप्पा एवं डाक रिपोर्ट की अनुपालन रिपोर्ट जमा करने की अंतिम तिथि 00- 12.10.2026

संपत्ति का निरीक्षण करने की दिनांक 02.11.2026 तक सुबह 12 से साय 04 बजे तक ।

नितेश - कुशुनिया
15/09/2026

नीलामी प्रपत्र 10 प्रतिष्ठत ई एम डी के साथ प्राप्त करने की अंतिम तिथि एवं समय – 18.11.2026 सांय 05 बजे तक ।

नीलामी के सभी दस्तावेज की हार्ड कापी, वसूली अधिकारी के पास पीछ अति पीछ भेजने के लिए सर्विस प्रोवाइडर को सूचित किया जाता है और वह सभी नीलामी के खरीददारों की सूची एवं अन्य दस्तावेज उपलब्ध करावे। इसका सुनिश्चित बैंक के द्वारा किया जावेगा।

संपत्ति के ऑन लाईन विक्रय की तिथि एवं समय :- 18.11.2026 को 12 से 01 बजे तक । ऑन लाईन बिड में समय समाप्त के पूर्व बिड डालने पर सिस्टम द्वारा अपने आप 5 मिनिट का समय बढ़ता रहेगा ।

नीलामी की अन्य शर्तें विक्रय की उदघोषणा के अनुसार स्वीकार की जाती है । डिक्रीधारी बैंक को निर्देशित है कि वे उपरोक्तानुसार नीलामी सूचना पत्र, विक्रय की उदघोषणा नियमानुसार जारी हो डिक्रीधारी बैंक नीलामी से संबंधित सूचना पत्र नियमानुसार 02 समाचार पत्र में प्रकाशित कराकर मूल समाचार पत्र नियमानुसार नीलामी दिनांक के पूर्व अन्य पालन रिपोर्ट के साथ अनिवार्य रूप से पेश करें, पालन निश्चित समय पर नहीं करने पर नियमानुसार कार्यवाही की जावेगी ।

डिक्रीधारी बैंक को यह भी निर्देशित है कि वे नीलामी से संबंधित सूचना के अधिकाधिक प्रसार हेतु संपत्ति स्थल के आस पास स्थित शाखा के अलावा अन्य बैंकों की शाखा में भी नीलामी संबंधित विज्ञापन सूचना पटल पर लगावे साथ ही विज्ञापन के अन्य माध्यमों का भी उपयोग नीलामी को सफल बनाए जाने हेतु करें, एवं उक्त से संबंधित विवरण भी पेश करे ।

डिक्रीधारी बैंक को यह भी निर्देशित है कि नीलामी सूचना तथा अन्य दस्तावेज उपरोक्तानुसार सेवा प्रदाता को प्रदान करें, तथा कार्यालय को निर्देशित है कि वे नीलामी से संबंधित सूचना कार्यालय के सूचना पत्र पर चस्पा करावे ।

प्रकरण आगामी कार्यवाही हेतु दिनांक 15.10.2026 को पेश हो।



नीलेश कुमार अवधिया
15/09/2026
(नीलेश कुमार अवधिया)
वसूली अधिकारी 2
Neelesh Kumar Awadhiya
Recovery Officer-II
Debt Recovery Tribunal
Govt. of India, Ministry of Finance
Jabalpur (M.P. & C.G. States)

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

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

2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency Road,
Near Head Post Office, South Civil Lines, Jabalpur (M.P.) 482001

Case No.:OAEX 156/2011 in O.A. No.135/2009
E-Auction No. 193/2026

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 MAHARASHTRA
Vs
NAV BHARAT PREES PVT. LTD.

To,

Certificate Debtor No. :-

(1) Nav Bharat Press Pvt. Ltd.

Through its Director Shri Sumeet Maheshwari

At: 3, Indira Press Complex, Ramgopal Maheshwari Marg,
M.P. Nagar, Zone-1, Bhopal

(2) Shri Sumeet Maheshwari s/o Late P. K. Maheshwari

R/o 3, Indira Press Complex, Ramgopal Maheshwari Marg, M.P. Nagar, Zone-I, Bhopal

(3) Shri Prafulla Kumar Maheshwari s/o. Shri Ram Gopal Maheshwari (since deceased)

Through Legal Heirs:-

i) Smt. Brij Maheshwari w/o Late Prafulla Kumar Maheshwari

ii) Shri Sanjeev Maheshwari s/o Late Prafulla Kumar Maheshwari

iii) Shri Sandeep Maheshwari s/o Late Prafulla Kumar Maheshwari

All i) to iii) R/o E 3/22 Arera Colony, Bhopal (M.P.)

iv) Shri Sumeet Maheshwari s/o Late Prafulla Kumar Maheshwari

R/o 3, Indira Press Complex, Ramgopal Maheshwari Marg, M.P. Nagar, Zone-1, Bhopal

(4) Smt. Brij Maheshwari w/o Late P. K. Maheshwari

R/o E 3/22 Arera Colony Bhopal (M.P.)

(5) Shri Sandeep Maheshwari s/o. Late P. K. Maheshwari

R/o E 3/22 Arera Colony Bhopal (M.P.)

(6) Shri Sanjeev Maheshwari s/o. Late Prafulla Maheshwari

R/o E 3/22 Arera Colony Bhopal (M.P.)

(7) Prafulla Kumar Maheshwari (HUF) through coparceners

Residing at: E 3/22, Arera Colony Bhopal (M.P.)

Whereas you have failed to pay the sum of **Rs.24,93,08,875.73 (Rupees Twenty-Four Crore Ninety-Three Lakh Eight Thousand Eight Hundred Seventy-Five and Seventy-Three Paise only)** payable by you/him in respect of Recovery Certificate in **O.A. No. 135/2009** issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at **14.25% p.a.** with monthly rest w.e.f. **28-07-2009** and costs payable as per recovery certificate till realization.

And whereas the undersigned has ordered the sale of properties mentioned in the Schedule below in satisfaction of the said certificate

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **18-11-2026** between 12:00 PM to 01:00 noon, with extension of 5 minutes duration after 01:00 noon, if required by e-auction and bidding shall take place through "On line Electronic Bidding" through **Website: <https://baanknet.com>**

The sale will be of the property of the certificate debtors above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as those have been ascertained, are those specified in the schedule.

Waniy 9
15/09/2026

The property will be put up for the sale 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 amount 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.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned as provided by the certificate holder bank, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

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 conditions: -

1. The reserve price below which the properties (mentioned below) shall not be sold is for Property is **Rs.21,35,50,000.00 (Rupees Twenty-One Crore Thirty-Five Lakh Fifty Thousand only)**.
2. The amount by which the biddings are to be increased shall be **for Property is Rs.21,50,000.00 (Rupees Twenty-One Lakh Fifty 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 to auction.
3. The highest bidder shall be declared to be the purchaser of auctioned property provided that the amount bid by him/her is not 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.
4. The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
5. 10% of the upset/reserve price i.e., EMD shall be deposited latest by till 05:00 PM on **16-11-2026** in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e- auction.
6. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 05:00 PM on **16-11-2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer, DRT, Jabalpur, by 16-11-2026** It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts of such bidders through the same mode of payment.
7. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Helpline Nos.	+91- 82912 20220
Helpline Email Address	support.baanknet@psballiance.com

N. Wadhwa
15/05/2026

Bank Officer	Mr. Hariom Trivedi, Chief Manager, Mob. No.94057 19723
Date and Time for property inspection	02-11-2026 between 12.00 PM and 4.00 PM

8. EMD once deposited shall not be allowed to withdraw until the proposed bidder is declared unsuccessful.
9. The highest bidder shall have to deposit **25% of his/her/their final bid amount** after adjustment of EMD already paid in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.com> by immediate next bank working day, Online through RTGS/NEFT **Current Account no. 7890303849** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **INDIAN BANK, CIVIL LINES BRANCH, JABALPUR.(IFSC Code:IDIB000C627)**. If the next day is Holiday or Sunday, then on next first office day.
10. The highest bidder shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT **Current Account no. 7890303849** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **INDIAN BANK, CIVIL LINES BRANCH, JABALPUR.(IFSC Code:IDIB000C627)**. In addition to the above the purchaser shall also deposit Poundage fee @ 1% of the sale amount plus Rs.10/- for each property in the said account.
11. 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.
12. The property is being sold on "**AS IS WHERE IS AND NO COMPLAINT BASIS**".
13. The Recovery Officer reserves the absolute right to accept or reject any or bids if found unreasonable or to postpone or cancel the e-auction at anytime without assigning any reason.

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	2.	3.	4.	5.
	Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P.) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.-Jabalpur.	Not known	Not known	Not Known

Issued under my hand and seal on the 15-09-2026, at Jabalpur.

Neelesh Kumar Awadhya
Recovery Officer II
Debts Recovery Tribunal
Govt. of India, Ministry of Finance
Jabalpur (M.P. & C.G. States)

(Neelesh Kumar Awadhya)
Recovery Officer II
DRT JABALPUR

15/09/2026

DEBTS RECOVERY TRIBUNAL

Government of India, Ministry of Finance

Department of Finance Services, (Banking Division)

2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency
Road, Near Head Post Office, South Civil Lines, Jabalpur (M.P) 482001

Case No.: OAEX 156/2011 in O.A. No.135/2009

BANK OF MAHARASHTRA

Vs

NAV BHARAT PREES PVT. LTD.

E-Auction No. 193 /2026

Under mentioned properties will be sold by "on line e-auction" through website: <https://baanknet.com> for recovery of a sum of **Rs.24,93,08,875.73 (Rupees Twenty-Four Crore Ninety-Three Lakh Eight Thousand Eight Hundred Seventy-Five and Seventy-Three Paise only)** payable by you/him in respect of Recovery Certificate in **O.A. No.135/2009** issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at **14.25% p.a.** with monthly rest w.e.f. **28-07-2009** and costs payable as per recovery certificate till realization.

Date and Time of E-auction :18-11-2026 Between 12.00 Hours and 13.00 hours

S. No.	Specification of the Properties put for Sale	Upset/Reserve Price	EMD/Bid price
1.	Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P.) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.- Jabalpur.	Rs.21,35,50,000.00 (Rupees Twenty-One Crore Thirty-Five Lakh Fifty Thousand only)	Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)
Details of encumbrances over property			Not known

Term and Conditions of Sale

1. All conditions of sale shall be governed by the provisions of the Recovery of Debts and Bankruptcy Act, 1993 read with the Second & the Third Schedules to the Income Tax Act, 1961 and the Income Tax (Certificate Proceedings) Rules 1962 and also guided by the Information Technology Act 2000 as amended from time to time.
2. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Helpline Nos	+91- 82912 20220
Helpline Email Address	support.baanknet@psballiance.com
Bank Officer	Mr. Hariom Trivedi, Chief Manager, Mob. No.94057 19723
Date and Time of property inspection	02-11-2026 between 12.00.a.m and 4 00p.m

Handwritten signature and date:
15/09/2026

3. Intending bidders are advised to go through website: <https://baanknet.com> for auction bid form and details, terms and conditions of sale before submitting their bids.
4. Bids should be submitted only online in the prescribed form along with a copy of identity document viz. the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company as an attachment to the bid form. Bidder should satisfy themselves with regard to correctness, measurement, encumbrances etc by their own sources (Govt. Office) also later on DRT will not be responsible for this.
5. 10% of the upset price i.e. EMD/Bid price **Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)** must be remitted towards EMD deposited in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> and the remittance must be clearly mentioned in the bid form.
6. **Bids should be submitted on or before 17.00 Hours on 16-11-2026 online.**
7. A copy of the bid form along with its enclosure submitted online may also be sent to Recovery Officer, DRT, Jabalpur, 2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency Road, Near Head Post Office, South Civil Lines, Jabalpur so as to reach at the earliest.
8. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be **Rs.21,50,000.00 (Rupees Twenty-One Lakh Fifty Thousand only)**. In case of bid received before closure of Auction window, there shall be an automatic extension of 5 minutes in Auction time by the system.
9. The refund of EMD of the unsuccessful bidders will be remitted to the same account from which the payment has been made and no inquiry in this regard will be entertained. After deposit of EMD by intending bidder they cannot withdraw the EMD amount until they are declared as "Unsuccessful bidder" otherwise the amount will be forfeited.
10. In the case of immovable property listed in the schedule below, the highest bidder shall remit 25% of the bid amount (less EMD) on the next day on declaration, if the sale is knocked down in his/her favour, through RTGS/NEFT **Current Account no. 7890303849** in the name of Recovery Officer, E-auction account, DRT Jabalpur with **INDIAN BANK, CIVIL LINES BRANCH, JABALPUR.(IFSC Code:IDIB000C627)**, and in default of such deposit, the property shall forthwith be put up again and resold and amount deposited as EMD will be forfeited.

[Handwritten Signature]
15/03/2026

11. Highest bidder shall remit balance 75% of the sale amount along with poundage of 1% of sale amount plus Rs.10/- for each property separately within 15 days of auction, to the Current Account no. **7890303849** mentioned para No. 10 through RTGS/NEFT/Money Transfer, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office working day after 15th day. In default of payment within the period mentioned above, the property shall be resold after the issue of a fresh proclamation of sale. The deposit will 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.
12. Property will be sold **"As is Where is and No Complaint basis"**.
13. Properties will not be sold below the upset price.
14. Recovery Officer have the absolute right to accept or reject the bid or postpone/cancel the sale without assigning any reason.
15. Intending bidders are advised to peruse copies of the title deed available with the CH Bank and also check the identity and correctness of the property details and encumbrances etc from their own sources also DRT will not be responsible for correctness of same.
16. The bidders may participate in the e-auction by quoting / bidding from their own offices / places of their choice. Internet connectivity shall have to be ensured by each bidder himself. DRT/ Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, Power failure etc.
17. Highest bid will be provisionally accepted on "subject-to-approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed in his/her favour.
18. The sale attracts Stamp Duty, Registration Charges, etc. as per relevant laws.
19. Sale Certificate will be issued only in the name/names of the bidders whose name/names are mentioned in the bid form.
20. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
21. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
22. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.
23. The e-auction service provider, the officials of the Bank, including their men, agents, servants, etc., facilitating the e-auction sale, shall maintain absolute strict confidentiality of the particulars of the bidders participating in the e-auction sale.

Place : Jabalpur
Date : 15-09-2026

(NEELESH KUMAR AWADHIYA)
RECOVERY OFFICER II

Neelesh Kumar Awadhiya
Recovery Officer-II
Debts Recovery Tribunal
Court of India, Ministry of Finance
Jabalpur (M.P. & C.G. States)

ई-नीलामी सूचना

ऋण वसूली अधिकरण

भारत सरकार, वित्त मंत्रालय

वित्तीय सेवायें विभाग (बैंकिंग प्रभाग)

द्वितीय एवं तृतीय तल, संचार विकास भवन (बीएसएनएल बिल्डिंग), रेजीडेंसी रोड,
हेड पोस्ट ऑफिस के पास, साउथ सिविल लाइन, जबलपुर (म.प्र.) 482001

प्रकरण संख्या: OAEX 156/2011/ओ.ए. संख्या: 135/2009

ई-नीलामी संख्या 193/2026

BANK OF MAHARASHTRA fo- NAV BHARAT PREES PVT. LTD. एवं अन्य में पारित वसूली प्रमाणपत्र क्रमांक **RC No. OAEX 156/2011/ O.A. No.135/2009** में जारी राशि की वसूली हेतु प्रमाण पत्र **Rs.24,93,08,875.73 (Rupees Twenty-Four Crore Ninety-Three Lakh Eight Thousand Eight Hundred Seventy-Five and Seventy-Three Paise only)** तथा उस पर **14.25** प्रतिशत प्रति वर्ष की दर से, मासिक ब्याज (Monthly Rest) के आधार पर दिनांक **28.07.2009** से ब्याज एवं वसूली हेतु निम्नलिखित संपत्ति ऑनलाईन ई-नीलामी प्रक्रिया के तहत वेबसाइट **<https://baanknet.com>** के माध्यम से की जायेगी।

ई-नीलामी की तिथि एवं समय -18-11-2026 दोपहर 12:00 से 01:00 बजे तक

संपत्ति की अनुसूची

क्र.स.	विक्रय हेतु प्रस्तावित संपत्ति का विवरण	आरक्षित/न्यूनतम मूल्य	ईएमडी राशि
1.	Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P.) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.- Jabalpur.	Rs.21,35,50,000.00 (Rupees Twenty-One Crore Thirty-Five Lakh Fifty Thousand only)	Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)
संपत्ति पर विद्यमान भार/प्रभार का विवरण			ज्ञात नहीं है

विक्रय की शर्तें एवं नियम

- विक्रय की सभी शर्तें ऋणों की वसूली एवं दिवालियापन अधिनियम, 1993 के प्रावधानों तथा आयकर अधिनियम, 1961 की द्वितीय एवं तृतीय अनुसूधियों, आयकर (प्रमाणपत्र कार्यवाही) नियम, 1962 के साथ पठित प्रावधानों द्वारा शासित होगी तथा समय-समय पर यथासंशोधित सूचना प्रौद्योगिकी अधिनियम, 2000 के प्रावधानों से भी निर्देशित होगी।
- इच्छुक बोलीदाता निम्न सेवा प्रदाता से ऑनलाईन प्रशिक्षण प्राप्त कर सकते हैं।

नीलामी एजेंसी	Bank Asset Auction Network (BAANKNET)
हल्पलाइन नं.	+91- 82912 20220
हल्पलाइन ईमेल	support.baanknet@psballiance.com
बैंक अधिकारी	Mr. Hariom Trivedi, Chief Manager, Mob. No.94057 19723
संपत्ति निरीक्षण की तिथि एवं समय	02-11-2026 दोपहर 12:00 बजे से साय 4:00 बजे तक।

- इच्छुक बोलीदाता बोली प्रपत्र, विस्तृत विवरण एवं विक्रय की शर्तों हेतु वेबसाइट **<https://baanknet.com>** का अवलोकन करें।

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4. बोलियों (bids) केवल ऑनलाइन माध्यम से निर्धारित प्रपत्र में प्रस्तुत की जाएंगी। प्रत्येक बोली के साथ पैन कार्ड की प्रति, पते का प्रमाण, पहचान-पत्र, ई-मेल आईडी तथा मोबाइल नंबर की प्रतिलिपि संलग्न करना अनिवार्य होगा। कंपनी के मामले में, कंपनी के निदेशक मंडल द्वारा पारित बोर्ड प्रस्ताव (Board Resolution) की प्रमाणित प्रति अथवा कंपनी की ओर से प्रतिनिधित्व/अधिकार-पत्र (Power of Attorney/Authorization) को प्रमाणित करने वाला कोई अन्य वैध दस्तावेज बोली प्रपत्र के साथ संलग्न किया जाएगा। बोलीदाता संपत्ति के विवरण, क्षेत्रफल/माप, प्रभारों (Encumbrances), दायित्वों तथा अन्य संबंधित तथ्यों की शुद्धता एवं सत्यता के संबंध में स्वयं अपने स्तर पर संबंधित सरकारी कार्यालयों अथवा अन्य सक्षम स्रोतों से जांच-पड़ताल कर पूर्णतः संतुष्ट हो ले। इस संबंध में भविष्य में उत्पन्न होने वाली किसी भी त्रुटि, विसंगति, कमी अथवा विवाद के लिए ऋण वसूली अधिकरण (DRT) उत्तरदायी नहीं होगा।
5. आरक्षित मूल्य का 10% अर्थात् रु **Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)** ईएमडी के रूप में BAANKNET वॉलेट में जमा करना होगा तथा उसका विवरण बोली प्रपत्र में अंकित करना होगा।
6. ऑनलाइन बोली दिनांक **16-11-2026** को साय 5:00 बजे तक प्रस्तुत की जा सकेगी।
7. ऑनलाइन प्रस्तुत बोली प्रपत्र एवं संलग्नकों की प्रति वसूली अधिकारी, डीआरटी, जबलपुर, द्वितीय एवं तृतीय तल, संचार विकास भवन (बीएसएनएल भवन), रेजीडेंसी रोड, मुख्य डाकघर के निकट, दक्षिण सिविल लाइन्स, जबलपुर को यथाशीघ्र प्रेषित की जाएगी।
8. ऑनलाइन बोली प्रक्रिया प्राप्त उच्चतम बोली से प्रारंभ होगी तथा प्रत्येक अगली बोली में न्यूनतम वृद्धि रु **Rs.21,50,000.00 (Rupees Twenty-One Lakh Fifty Thousand only)** होगी। नीलामी समाप्ति से पूर्व कोई बोली प्राप्त होने पर प्रणाली द्वारा नीलामी समय स्वतः 5 मिनट के लिए बढ़ा दिया जाएगा।
9. असफल बोलीदाताओं की ईएमडी उसी खाते में वापस की जाएगी जिससे भुगतान किया गया था। इस संबंध में कोई पत्राचार स्वीकार नहीं किया जाएगा। ईएमडी जमा करने के पश्चात बोलीदाता उसे वापस नहीं ले सकेगा अन्यथा राशि जब्त कर ली जाएगी।
10. स्थावर संपत्ति के मामले में सफल उच्चतम बोलीदाता को घोषणा के अगले दिन अपनी बोली स्वीकृत होने पर, बोली राशि का 25% (ईएमडी घटाकर) **INDIAN BANK, CIVIL LINES BRANCH, JABALPUR.** में वसूली अधिकारी, ई-नीलामी खाता, डीआरटी जबलपुर, चालू खाता संख्या **7890303849**] आईएफएससी कोड **IDIB000C627** में RTGS/NEFT द्वारा जमा करना होगा। चूक होने पर संपत्ति पुनः विक्रय हेतु प्रस्तुत की जाएगी तथा ईएमडी जब्त कर ली जाएगी।
11. सफल बोलीदाता को शेष 75% राशि तथा विक्रय राशि का 1% पाउंडेज शुल्क एवं प्रत्येक संपत्ति पर अतिरिक्त रु 10/- नीलामी की तिथि से 15 दिनों के भीतर, क्रम संख्या 10 में उल्लिखित चालू खाता संख्या **7890303849** में आरटीजीएस (RTGS)/एनईएफटी (NEFT)/मनी ट्रांसफर के माध्यम से जमा करना होगा। यदि पंद्रहवें दिन रविवार अथवा अन्य अवकाश का दिन हो, तो भुगतान उसके पश्चात आने वाले प्रथम कार्य दिवस पर किया जा सकेगा। निर्धारित अवधि के भीतर भुगतान न किए जाने की स्थिति में, संपत्ति के विक्रय हेतु नवीन विक्रय उद्घोषणा (Fresh Proclamation of Sale) जारी कर पुनः नीलामी की जाएगी। ऐसी स्थिति में जमा की गई राशि सरकार के पक्ष में जब्त (Forfeited) कर ली जाएगी तथा चूक करने वाला क्रेता (Defaulting Purchaser) उक्त संपत्ति अथवा उसके पुनर्विक्रय से प्राप्त किसी भी राशि पर अपना समस्त दावा एवं अधिकार खो देगा।
12. संपत्ति का विक्रय "जैसी है जहाँ है तथा बिना किसी शिकायत के आधार पर" (**As is Where is and No Complaint Basis**) किया जाएगा।
13. संपत्ति का विक्रय आरक्षित मूल्य से कम पर नहीं किया जाएगा।
14. वसूली अधिकारी को बिना कारण बताए किसी भी बोली को स्वीकार या अस्वीकार करने अथवा विक्रय स्थगित/निरस्त करने का पूर्ण अधिकार होगा।

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15. इच्छुक बोलीदाता बैंक के पास उपलब्ध स्वामित्व अभिलेखों का अवलोकन करें तथा संपत्ति की पहचान, विवरण एवं भार आदि की स्वयं जांच करें। इसकी शुद्धता के लिए डीआरटी उत्तरदायी नहीं होगा।
16. बोलीदाता अपनी इच्छानुसार किसी भी स्थान से ई-नीलामी में भाग ले सकते हैं। इंटरनेट कनेक्टिविटी सुनिश्चित करना उनकी स्वयं की जिम्मेदारी होगी। इंटरनेट, नेटवर्क, सिस्टम क्रैश या विद्युत व्यवधान के लिए डीआरटी/बैंक/सेवा प्रदाता उत्तरदायी नहीं होंगे।
17. उच्चतम बोली "अनुमोदन के अधीन" अस्थायी रूप से स्वीकार की जाएगी। विक्रय की पुष्टि होने तक बोलीदाता को संपत्ति पर कोई अधिकार या स्वामित्व प्राप्त नहीं होगा।
18. विक्रय पर लागू स्टाम्प शुल्क, पंजीयन शुल्क एवं अन्य वैधानिक शुल्क सफल क्रेता द्वारा वहन किए जाएंगे।
19. विक्रय प्रमाणपत्र केवल उन्हीं व्यक्ति/यक्तियों के नाम जारी किया जाएगा जिनके नाम बोली प्रपत्र में उल्लिखित हैं।
20. विक्रय प्रमाणपत्र में बोली प्रपत्र में उल्लिखित नामों के अतिरिक्त किसी अन्य नाम को जोड़ने या प्रतिस्थापित करने का अनुरोध स्वीकार नहीं किया जाएगा।
21. बोलीदाता अपने यूजर आईडी, पासवर्ड एवं अन्य गोपनीय जानकारी किसी को भी प्रकट न करें।
22. बोलीदाताओं को समय विलंब, अधिक ट्रैफिक, सिस्टम/विद्युत विफलता जैसी समस्याओं का सामना करना पड़ सकता है। अतः अंतिम समय तक प्रतीक्षा न करने की सलाह दी जाती है।
23. ई-नीलामी सेवा प्रदाता, बैंक के अधिकारी, उनके प्रतिनिधि, कर्मचारी एवं एजेंट ई-नीलामी में भाग लेने वाले बोलीदाताओं के विवरणों की पूर्ण गोपनीयता बनाए रखेंगे।

स्थान जबलपुर

दिनांक 15.09.2026

नीलेश कुमार अवधिया
(नीलेश कुमार अवधिया)
वसूली अधिकारी-II

Neelesh Kumar Awadhiya
Recovery Officer-II
Depts Recovery Tribunal
Govt. of India, Ministry of Finance
Jabalpur (M.P. & C.G. States)