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)
"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. 18/2022 **Date: 19-10-2026**

Date and Time of Auction: 11/12/2026 between 01.00 PM to 02.00 PM.
Last Date and Time of EMD: 09/12/2026 up to 05.00 PM.

STATE BANK OF INDIA

Versus

MAHAVIR TRAVELS AND TOURS

To,

(CD 1) Mahavir Travels and Tours,
A paraatnership firm Through its partners
Having its office Opp. Subhedari GuestHouse, Delhi Gate, Near Commissioner Office, Jalgaon Road, Aurangabad.
(CD 2) Shri Motilal Ganesh Patni (Deceased)
Through its legal heirs

Legal Heir-1
Shri Manoj Motilal Patni
R/o.Opp. Subhedari Guest House,
Delhi Gate, Near Commissioner Office, Jalgaon Road, Aurangabad.

Legal Heir-2
Shri Mangesh Motilal Patni
R/o. Prem Sukh Sagar, Rasrang Chowk,
Sukhwani Park,Pimpri Chinchwad, Pune.

Legal Heir-3
Shakuntala W/o Motilal Patni
R/o.Opp. Subhedari Guest House,
Delhi Gate, Near Commissioner Office,
Jalgaon Road, Aurangabad.

Legal Heir-4
Mina Kailash Patodi
R/o.Sukhwani Park, Ajmera,
Pimpri Chinchwad, Pune.

Legal Heir-5
Kamini Manoj Kala
R/o. N-9, HUDCO, Aurangabad.

(CD 3) Shri Manoj Motilal Patni
Ro: M/s Mahavir Travel Services, OppSubhedari Guest House, Delhi Gate, Near Commissioner Office, Jalgaon Road, Aurangabad.

(CD 4) Shri Mangesh Motilal Patni
Ro: M/s Mahavir Travel Services, OppSubhedari Guest House, Delhi Gate, Near Commissioner Office, Jalgaon Road, Aurangabad.

Whereas **Recovery Certificate No. 18/2022** dated **07/10/2022** in **OA/34/2014** to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of **Rs.27952783 (Rupees Two Crore Seventy Nine Lakhs Fifty Two Thousands Seven Hundred Eighty Three Only)** along with future interest @ 10 % per annum simple w.e.f. **03/03/2014** till realization and costs of **Rs.150000 (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 a sum **Rs.5,32,50,516/-** inclusive of the cost and interest there as on **31-10-2026,** payable to the applicant/Certificate Holder

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.

Notice is hereby given that in absence of any order of postponement, the said property shall be **Sold on 11-12-2026** between **01.00 P.M. to 02.00 PM** (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. Ravikiran Rawool & Nand Kumar Nag, Chief Manager, State Bank of India, Stressed Assets Recovery Branch, Plot No. 01, Town Centre, CIDCO, N-5, Aurangabad. **Contact No.:-** 8378058186, 0240-2474425 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	**Office building near Commissioner Office, opposite Subhedari Guest House, Delhi Gate, Jalgaon Road, Aurangabad, City Survey No.11445/1/P, Sheet No.355, area 2897 Sq.ft. (269.13sq.mts) bounded as under:** **Towards East: Land City Survey No.11449** **Towards West: 60 ft. Aurangabad Jalgaon Road** **Towards South: Land City Survey No.11444** **Towards North: Seller's remaining land.**	**27,40,400/-**	**2,74,04,000/-**	**2,00,000/-**

TERMS AND CONDITIONS

1. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) online through 'wallet' on the website of auction conducting agency. The proof of online payment qua EMD, alongwith self-attested copy of identity (voter card/driving license/passport), E-mail Id, Mobile Number, 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 10.12.2026 before 12.00 Noon.** 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 proof of EMD, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed **"RC No. 18/2022 ".**

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 **25/11/2026.**

5. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them 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.

6. 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.

7. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form.

8. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

9. 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.

10. 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.

11. The Reserve Price below which the property shall not be sold and the amount by which the bidding is to be increased is as mentioned in the schedule.

12. 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. 18/2022 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. If the next day is Holiday or Sunday, then on next first office day.

13. 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 Poundage fee with **REGISTRAR,DEBTS RECOVERY TRIBUNAL AURANGABAD** @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL AURANGABAD.

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, Aurangabad.

16. No 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 be entertained.

17. 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 sale either directly or indirectly bid for acquire or attempt to acquire any interest in the property sold.

18. 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.

19. 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 the proclamation.

20. 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 against each lot.

21. 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:			
Description of the property to besold	Revenue assessed upon the property 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
Office building near Commissioner Office, opposite Subhedari Guest House, Delhi Gate, Jalgaon Road, Aurangabad, City Survey No.11445/1/P, Sheet No.355, area 2897 Sq.ft. (269.13sq.mts) bounded as under: **Towards East: Land City Survey No.11449** **Towards West: 60 ft. Aurangabad Jalgaon Road** **Towards South: Land City Survey No.11444** **Towards North: Seller's remaining land**	Not known	Not known	Not known

Given under my hand and seal of the Tribunal on this 19 Day of October, 2026 at Aurangabad.

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