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BANK OF BARODA



IN THE DEBTS RECOVERY TRIBUNAL AT PUNE

Ministry of Finance, Government of India,
PMT Commercial Building No. 1, Shankarsheth Road, Swargate, Pune 411 042.

R.P. No. 47/2010

O.A. No. 144/2007
Dated : 25/10/2017

Proclamation of Sale Under Rules 38,52 (2) of Second Schedule of the Income Tax Act, 1961 Read with the Recovery of Debts Due to the Banks And Financial Institutions Act, 1993

-----C. H.

Bank of Maharashtra,
V/s.
Roj Enterprises Pvt. Ltd. & Others

E-AUCTION SALE NOTICE

-----C.D.S.

To,
1. **M/s. Roj Enterprises, A-8/Saket, 45/1+2/A, off Patwardhan Baug, Karvenagar, Pune-411052.**
2. **Mr. Rajendra Nanhari Kulkarni, Row House No. 8, Swapnashilpa, 118, Ganeshnagar, Pune-411029**

3. **Mrs. Megha Rajendra Kulkarni, Row House No. 8, Swapnashilpa, 118, Ganeshnagar, Pune-411029**
Whereas you has/have failed to pay the sum of **Rs. 7,70,23,345.00 (Rupees Seven Crore Seventy Lakhs Twenty Three Thousand Three Hundred Forty Five Only)** Plus interest and cost payable by you/him in respect of recovery certificate in OANo. 144/2007 by the Presiding Officer, Debts Recovery Tribunal, Pune and the interest and costs mentioned in the Certificate.
And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.
And Whereas there will be due there under a sum **Rs. 7,70,23,345.00 (Rupees Seven Crore Seventy Lakhs Twenty Three Thousand Three Hundred Forty Five Only)** plus interest and cost payable as per the Recovery Certificate.

Notice is hereby given that in absence of an order of postponement, the said property shall be sold on **15/01/2018** by e-auction and bidding shall take place through "On Line Electronic bidding" through the website **www.Drt.auctiontiger.net** of M/s. e-Procurement Technologies Limited, Auction Tiger, A-801, Wall Street-II, Opp. Orient Club, Ellis Bridge, Ahmedabad-380 006, Gujarat (India) Email ID : **Maharashtra@auctiontiger.net, Tilak@auctiontiger.net, Contact Nos. 079-40230800-844.**
For Further details Contact **Mr. B.S. Tavhare, Dy. General Manager, of Bank of Maharashtra, Asset Recovery Branch, Somwar Peth, Pune, Phone No. 020-26730029/30, Mob No. 98990011105**

The Sale will be of the property of the Certificate Debtor 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 or those specified in the schedule.
If the amount to be realised 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 sale) are tendered to the officer conducting the sale or proofs 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 conditions.

- 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, misstatement or omission in this proclamation.
- The reserve price below which the property will not be sold is mentioned in the scheduled herein below.
 - The last date for submission of online bids **12/01/2018 up to 04.00pm**
 - The amount by which the biddings is to be increased shall be **Rs. 10,000/-** 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.
 - The highest bidder shall be declared to the purchaser of any lot provided that further that the amount bid by him 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.
 - Earnest money deposited EMD shall be deposited online through RTGS/NEFT/directly in to the account No. 11045459336 in the name of Recovery Officer Pune having **IFSC Code No. SBIN0001399** or by way of DD/Pay order in favour of Recovery Officer DRT Pune to be deposited with R.O. DRT Pune.
 - A Copy of the bid form submitted online along with copy of PAN card, Address proof and identity proof, e-mail ID, Mobile No. and other enclosures shall be forwarded to Recovery Officer, DRT Pune at his address mentioned above by speed /Registered post or reputed courier with AD so as to reach on or before dated **12/01/2018** and in case of a company any other document confirming representation / attornay of the company and the Receipt / counter file of such deposit. EMD Deposited thereafter shall not be considered for participation in the e-auction.
 - The Successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next date i.e. by 3.00 pm in the said account as per detail mentioned in para 5 above. If the next day is holiday or Sunday, then on next first office day.
 - 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 in para 5 above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DRT Pune @ 2% UPTO Rs 1000/- and @ 1% of the excess of the said amount of Rs. 1000/- through DD in favour of Registrar, DRT Pune.
 - In Case of default of payment within the prescribed period the deposit after defraying the expense of the sale, may if the undersigned thinks fit, shall be forfeited to the government and the defaulting purchaser shall be 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 issue of fresh E- Proclamation of Sale.
 - The property is being sold on "As is Where is Basis"
 - The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.

(Description of the Immoveable Property of the Certificate Debtors)

Sr. No.	Description of the property with the name of Owners	Tax assessed on the property	Known Encumbrances on the property	Valuation also state valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forwarded and other known particulars, its nature and value	Reserve Price below which the property will not be sold	Earnest Money Deposited (E.M.D)
1	House property (Row House) Tenement No. 8, Admeasuring 950 sq. ft. and tenement No. 8 A admeasuring 877 sq.ft. Swapanashilp 118, GaneshNagar Pune	N.A.	N.A.	N.A	N.A.	Rs. 3,00,33,217 (Three Crore Thirty Three Thousand Three Hundred Seventeen Only)	Rs. 30,03,322 (Thirty Lakhs Three Thousand Three Hundred Twenty Two Only)

Terms & Conditions

- For assistance and details contact **M/s. e-Procurement Technologies Limited, Auction Tiger, A-801, Wall Street -II Opp. Oriental Club, Ellis Bridge, Ahmedabad 380 006, Gujarat (India) Email ID : Maharashtra@auctiontiger.net, Tilak@auctiontiger.net Contact Nos. 079 40230 800-844.**
 - Bidders are advised to go through the website **www.drt.auctiontiger.net** for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH Bank.
 - The above conditions are in addition to the Terms & Conditions contained in the auction bid format and website.
 - Prospective bidders are advised to peruse the copies of title deeds, if any available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.
 - Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason.
 - The sale shall be subject to confirmation by Recovery Officer.
- Given under my hand and seal on this **25th day of October 2017**



(K.S. N. Rao)
Recovery Officer -I
DRT, Pune

PUNE