

DEBTS RECOVERY TRIBUNAL**MINISTRY OF FINANCE, GOVT. OF INDIA**PMT Commercial Building No.1, Shankarsheth Road, Swargate, PUNE-411 042
Tel:020-24432804/5 Fax No.:020-24453183**IN THE DEBTS RECOVERY TRIBUNAL PUNE, AT PUNE**
BEFORE THE RECOVERY OFFICER

RP No.91/2013

Dated : 18.11.2015

BETWEEN

UCO BANK

TILAK ROAD BRANCH, PUNE

.. CERTIFICATE HOLDER

AND

SHRI SUBODH RAJENDRA PATIL
AND OTHERS

.. CERTIFICATE DEBTORS

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 INSTITUTION ACT, 1993.

To,

CD NO.1	SHRI SUBODH RAJENDRA PATIL R/at : 27, Raja Bungalow, Mumbai-Pune Road, Next to ACP Office, Opp. Sarvatra Vihar, Khadki, Pune - 411 003
CD NO.1	SHRI SUBODH REJENDRA PATIL A-2, Shree Prithvi Complex, 1 st Floor, S.No.28, Plot No.5, Sasane Nagar, Hadpsar, Pune - 411 028
CD NO.2	MRS. SAPANA SUBODH PATIL R/at : 27, Raja Bungalow, Mumbai-Pune Road, Next to ACP Office, Opp. Sarvatra Vihar, Khadki, Pune - 411 003
CD NO.2	MRS. SAPANA SUBODH PATIL A-2, Shree Prithvi Complex, 1 st Floor, S.No.28, Plot No.5, Sasane Nagar, Hadapsar, Pune - 411 028
CD NO.3	SHRI S. BALKRISHNA R/at : B-13, Satyasai Nagar, Dhankawadi, Pune - 411 043

WHEREAS you have failed to pay the sum of Rs.13,24,442/- (Rupees Thirteen Lakhs Twenty Four Thousand Four Hundred Forty Two only) payable by you in respect of Recovery Certificate in O.A.No. 50/2012 issued by the Presiding Officer, Debts Recovery Tribunal Pune and Interest and cost payable as per the Recovery Certificate.

AND WHEREAS the undersigned has ordered the sale of Properties mentioned in the SCHEDULE below in satisfaction of the said Certificate.

AND WHEREAS there will be now due thereunder a sum of Rs.13,24,442/- (Rupees Thirteen Lakhs Twenty Four Thousand Four Hundred Forty Two only) plus Interest and cost payable as per the Recovery Certificate.

NOTICE is hereby given that in absence of any order of postponement, the said properties shall be sold on 30-12-2015 by e-auction and bidding shall take place through "On line Electronic Bidding" through the web site <https://www.drt.auctiontiger.net> of E PROCUREMENT TECHNOLOGIES LTD (abc procure) having its Address : A-201/802, Wall Street-11, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 3800026.

Contact Nos.	+91-079-40 23 08 11 +91-079-40 23 08 20	+91-079-40 23 08 19 +91-079-40 23 08 22
E-mail ID :	jayesh@abcprocure.com	support@abcprocure.com

For further details contact : Mrs. Chitra Vilas Patankar, Branch Manager of UCO Bank, Tilak Road Branch, Pune.

Cell No.: 9421006348

Bidders are advised to go through Service Providers's Portal/ Website also for detailed terms and conditions of E-auction Sale before submitting their bids and taking part in the E-auction Sale Proceedings.

The sale will be of the Properties of the Certificate Debtors above named as mentioned in the SCHEDULE below and the liabilities and claims attaching to the said Properties, so far as they have been ascertained, are specified in the SCHEDULE against each lot. The properties will be put up for the sale in the lots specified in the SCHEDULE. If the amount to be realized is satisfied by the sale of 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 Properties 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.

1. The Reserve Price below which the property will not be sold is mentioned at the Item / Sr.No.7 of each Lot in the SCHEDULE herein below.

2. The amount by which the bidding is to be increased is mentioned at the Item/ Sr.No.9 of each Lot in the SCHEDULE herein below. 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 any lot provided that the amount bided 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.

4. Last date for submission of online bid : 29-12-2015.

5. Earnest Money Deposit (EMD) shall be deposited online through RTGS/NEFT directly in to the credit of Bank Account

No	1	1	0	4	5	4	5	9	3	3	6	IFS Code	SBIN	0	0	0	1	3	9	9
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of Recovery Officer DRT Pune, with State Bank of India, Tilak Road Branch, Pune OR by way of DD/Pay order in favour of Recovery Officer, DRT PUNE to be deposited with R O, DRT PUNE.

6. A copy of the bid form submitted 'online' alongwith copy of ID proof PAN Card, Address proof and Identity proof, E-mail ID, Mobile Nos and other enclosures shall be forwarded to the RECOVERY OFFICER, DRT, PUNE at his address mentioned above by Speed Post/ Registered Post or reputed Courier with A D so as to reach on or before 29-12-2015. And in case of a Company any other document confirming representation / attorney of the company and the receipt / counter file of such deposit. EMD deposited thereafter shall not be considered for participation in the e-Auction.

7. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day i.e. By 3.00 p.m. in the said account as per details mentioned in Para 4 above. If the next day is Holiday or Sunday, then on next first working/ office day.

8. 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 working /office day after the 15th day by prescribed mode as stated in Para 4 above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DRT Pune @ 2% upto Rs.1,000/- and @ 1% of the

excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DRT Pune.

9. 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.

10. 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.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Immovable Properties of the Certificate Debtors)

1	Lot No.	ONE
2 (i)	Description of the Property to be sold	All that piece and parcel of the flat bearing No.A-2, admeasuring 1050 sq. ft. situated on the 1 st floor of Building known as Shree Prithvi Complex, bearing S.No.28, Plot No.5, Sasane Nagar, Hadapsar, Pune - 411 028 together with all buildings, structures, standing thereon and all things attached to the earth or permanently fastened to anything attached to the earth and all fittings, fixtures attached thereto.
(ii)	Name of Owner	SHRI SUBODH RAJENDRA PATIL (CD NO.1)
3	Tax assessed on the property :	N.A.
4	Known Encumbrances :	Not Known
5	VALUATION :	Rs.42.00 lacs
	As per DRT Valuer	
	As per CD's Valuer	N.A.
6	Claims if any, which have been put forward and other known particulars its nature & value	Not Known
7	Reserve Price below which property will not be sold	Rs. lacs Rs. 30,34,500/-
8	Earnest Money Deposit:	Rs. lacs Rs. 3,05,000/-
9	Bid Amount will be Improved by :	Rs.10,000/-

Given under my hand and seal of the Tribunal this 19th day of November, 2015.



D.T.C. Tagore
(D.T.C. TAGORE) 19/11/15
RECOVERY OFFICER
DRT - PUNE

DEBTS RECOVERY TRIBUNAL

MINISTRY OF FINANCE GOVERNMENT OF INDIA
PMT COMMERCIAL BUILDING NO.1,
SHANKARSHETH ROAD, SWARGATE,
PUNE - 411 042

Tel.020-24432804/5

Fax No.: 020-224453183

General and Technical Terms & Conditions of e-Auction Sale

1. Auction/ bidding will be through "On line e-bidding"
2. Registration with Auctioneer Company for bidding in e-auctioning as per the requirement of the Auctioneer Company is essential.
3. Bids shall be submitted online only.
4. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
5. The purchaser may, within 30 days of the sale, apply to set-aside the sale on the ground that the defaulter had no saleable interest in the property sold.
6. Where the defaulter or any person, whose interests are affected by the sale, deposits the entire amount as specified in the proclamation of sale and compensation to be paid to the successful bidder before the sale is confirmed the sale shall be cancelled and the successful bidder will be refunded the amounts deposited by him along with compensation as per rules.
7. Bidder staying abroad/ NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
8. Bidders mentioned above and residing out of India at the time of submission of bid should route his/her copy of bid to Recovery Officer, DRT, Pune through the Indian Mission.
9. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by 5 minutes with unlimited extensions of 5 minutes each.
10. Highest bid will be provisionally on "subject to approval" basis and the highest bidder shall not have any right/ title over the property until the sale is confirmed by the Recovery Officer, DRT, Pune.
11. All intimations to bidders/ auction purchaser will be primarily through e-mail by the service provider. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the e-auctioning company. Non-receipt of intimation should and cannot be an excuse for default / non-payment.
12. Bidders are advised to go through the service provider's portal/ website also before participating in the e-auction. Complaints, if any,

against the e-auctioning company/ service provider must be taken up with the Certificate Holding Bank only. The CH bank has engaged the services of e-auction service provider.

13. Highest bidder will be declared as the successful bidder subject to other Terms and Conditions and intimation to this effect will be given through e-mail by service provider.

14. In case of default of payment at any stage by the successful bidder/ auction purchaser within the stipulated time, the sale will be cancelled and the entire amount deposited will be forfeited.

15. Sale Confirmation / Sale Certificate shall be collected in person or through an authorized person. For dispatch by post, a request in writing must be sent to Recovery Officer, DRT, Pune along with a self-addressed adequately stamped envelope.

General and Technical Terms and Conditions of e-Auction Sale

16. NRI Bidders must necessarily enclose a copy of Photo page of his/her passport and route their bid duly endorsed by Indian Mission.

17. EMD amounts of unsuccessful bidders will be returned to them in their given account by the CH Bank. In the event of postponement and cancellation of auction also, EMD amounts will be returned by the Bank. Bidders are required to contact the Bank in this connection after the close of the auction. No complaints in this regard shall be entertained.

18. Original Identity Document, copy of which is submitted along with the bid form, must be produced on demand.

19. Employees of the e-auctioning company are barred from participating in the auction in terms of Rule-17 of Schedule-II of Income Tax unless specifically approved.

20. 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.

21. The bidders are advised to refer to the corresponding sale notice(s) published in the newspaper(s)/ placed on the Notice Board of DRT to take note of other terms and conditions of sale, viz. Earnest Money Deposit, Submission of tenders, Bid Multipliers, date and time of inspection of property, production of solvency certificate etc. before submitting their bids.

22. The property is sold on "as is where is & on what it is" basis. The bidder(s) are advised to make their own inquiries regarding Encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid.

23. The property will not be sold below the reserve price specified in the Sale Proclamation/ Sale Notice.

24. Any one of the following documents alone will be accepted as ID proof, viz. (a) Voters ID card issued by the Election Commission of India or (b) PAN Card; or (c) Ration Card carrying Photo and the name of the bidders(s); or (d) Valid Driving License with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s).
25. The due filled-in bid form along with the relevant enclosure be submitted to the Recovery Officer-I & II, DRT, Pune as well as along with copy of Counterfoil of NEFT / RTGS (having transaction number), copy of ID proof and other enclosures so as to reach on or before the last date prescribed for submission as specified in the sale notice published in the newspaper.
26. Incomplete bids without proper EMD, bids not in conformity with the terms and conditions above and bids submitted after the stipulated date and time are liable to be summarily rejected.
27. No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
28. In the event of postponement/ cancellation of auction-sale after submission of the bids, the EMD demand draft(s) submitted by the bidders will be returned.
29. 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 p.m. in the said account as per details mentioned in para 4 above. If the next day is holiday or Sunday then on next for working / office day.
30. The balance purchase price should be deposited through RTGS/ NEFT/ Fund Transfer to credit of Current Account No. 11045459336 IFSC Code No. SBIN0001399, State Bank of India, Tilak Road Branch, Pune within fifteen days from the date of auction-sale.
31. The purchaser shall deposit the balance 75% of the same proceeds on or before 15 day from the date of sale of the property, exclusive of such day, or if the 15 day be Sunday or other holiday, then on the first working/ office day after the 15 day by prescribed mode as stated in para 4 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer, DRT, Pune @ 2% upto Rs.1,000/- and @ 1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DRT, Pune.
32. If the payment is not made within the time as above stated, the sale shall stand automatically cancelled and the deposit made till then shall be forfeited.
33. The particulars of property given in the sale proclamation have been stated to the best of the information of the Recovery Officer and the Recovery Officer shall not be answerable for any error or omission.
34. The Recovery Officer knows no arrears of Municipal Tax or other Taxes or any other encumbrance except those specifically given in the Schedule. Any statutory claim made in respect of the property upto the date of sale are to be paid by the successful bidder. However, in case of excess recovery same may be paid from and out of the sale proceeds to

the extent the sale proceeds are in excess of the amount certified in the Recovery Certificate.

General and Technical Terms and Conditions of e-Auction Sale

35. The properties shall ordinarily be sold in the same order in which they appear in the proclamation.
36. If for any reason the sale is not confirmed or is set aside, or stayed, the purchase money paid may be refunded to the purchaser with accrued interest, if any.
37. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the property and consent, including permission of the Competent Authority under the relevant Provisions of the Laws touching the matter, if any, shall be obtained by him from the concerned authorities.
38. The sale, in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale, provided full bid amount and poundage fee is deposited as stipulated.
39. The e-auction-sale attracts the stamp duty and other registration charges as applicable from time to time in the State of Maharashtra and that the sale certificate shall be executed and issued only upon the auction- purchaser producing the proper adjudication certificate from the Registering authority concerned of having paid the requisition stamp duty as per government norms.
40. No request for inclusion/ substitution, in the sale certificate of names of any person(s) other than those mentioned in the bid form shall be entertained.
41. Request for delivery of vacant possession of the property sold shall be entertained in accordance with rules 39 to 47 of the Income Tax (Certificate) Proceeding (ITCP) Rules. All expenses incidental thereto shall be borne by the auction purchaser.
42. The Recovery Officer has the absolute right to accept or reject a bid or to postpone/ cancel the notified auction- sale without assigning any reason.



D.T.C. Tagore
(D.T.C. TAGORE) 19/11/15
RECOVERY OFFICER
DRT, PUNE