

‘Key omissions’ in fine print: Ladakh deal hits roadblock

Deeptiman Tiwary
New Delhi, June 14

THE AGREEMENT between the Ministry of Home Affairs and civil society leaders of Ladakh on giving the region a “representative administration” appears to have run into rough weather over non-inclusion of certain points in the minutes of the meeting (MoM) held on May 22, *The Indian Express* has learnt. Sources said that while a broad agreement has been reached, the MoM prepared by the MHA did not include many crucial points that had been agreed upon. This has led to the Ladakh leaders not signing the MoM. The MHA has also not yet scheduled another meeting. According to sources, the point of contention is the non-inclusion of a clause that would allow the elected Ladakh administrative head to write the

Annual Performance Appraisal Report of the Chief Secretary and have a say in transfer and posting of bureaucrats. Another omission, sources said, has been that a solution to Ladakh’s demands for Sixth Schedule would be found under a statute modelled on sub-articles A, F and G of Article 371. “It was the MHA which had come up with a proposal during the last meeting. We had already given our proposal on our demands for Sixth Schedule and statehood. They asked us for flexibility and came up with this Article 371 proposal and self-administration under the UT structure. We accepted it. So we were a bit surprised to not find them mentioned in the MoM,” a Ladakh leader said. An official of the MHA said that not all fine details are written in the MoM, and largely the broad agreements are men-

tioned. “Things are being worked out,” the official said. However, another Ladakh leader said, “The issue of services being under the elected administrative head is of great importance to us. We are anyway not being given statehood, not even a UT with legislature as it is elsewhere. We are being given an elected administrative head with executive, legislative and revenue powers. He is merely being called a Chief Minister. If the CM has no jurisdiction over services, he will become toothless. We know what has happened in other UTs. So we have to have it in writing.” Government sources said this was a minor hiccup and negotiations were on track. Yet, the MHA has not scheduled another meeting with Ladakh leaders. The last meeting with the leaders, held on May 22, was a sub-committee meeting. The

meeting of the High-Powered Committee on issues concerning Ladakh — these are held under the leadership of MoS Home Nityanand Rai — is yet to be scheduled. In a breakthrough after months of protests, negotiations, and political mobilisation in Ladakh, representatives of the Apex Body, Leh (ABL) and Kargil Democratic Alliance (KDA) had on May 22 claimed that they had reached “in-principle understanding” with the Centre on “restoring democracy in Ladakh” and providing “Constitutional safeguards on the lines of Article 371 A, F, and G”, following talks with senior Union Home Ministry officials. “In this model, the legislative, executive and financial powers will rest with elected representatives through a Union Territory-level legislative body,” ABL and KDA said in a statement.

APPENDIX -IVA- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES										
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (R.O. 2002) WITH PROVISION TO RULE (10) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002										
B.O. NASHIK- 407 & 408, 4th Floor, Padma Vishwa Landmark, Near Tanishq Showroom, Above Axis Bank, Racca Colony, Sharapur Road, Nashik 422002.										
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column No-A that the below described immovable property (ies) described in Column No-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column No-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured creditor's website i.e. www.pnbhousing.com.										
Loan No., Name of the Borrower/Co-Borrower (Legal Name)	Demand Amount (Rs.)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (F) (G) (H) (I) (J)	Last Date of Submission of Bid (G)	Bid Increase Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Equities/Encumbrances/Charges Payable (K)
NHL/NSK/1119/754/143, Narendrakumar Madhukar Rane/Preethi Narendrakumar Rane, B.O. NASHIK	Rs. 3,134,975.33 & 17-11-2021	Physical Possession	Office No. 4, 5, 6, 2nd Floor, Pratibha Sankul, Opp. Jaran Talav, Behind Byco College, Nashik Road Nashik, Maharashtra-422101, India.	Rs. 22,78,000	2,27,800	29/06/2026	10,000	24-06-2026 12:00pm to 04:00pm	30-06-2026 2PM to 03:00PM	NOT KNOWN
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL, the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the property in the proceedings/ordered as per the details mentioned in the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting their bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) who is/are the purchaser is/are bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidders) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (4) M/s C-1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/ Nilakshi Patil, Toll Free No. - 1800 120 8990, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.										
PLACE : NASHIK DATE :- 15.06.2026										
SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED										



VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.
It is hereby informed to General public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontngier.net>

S/N	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	LP0000000079598 Santosh Nivritti Jadhav (Borrower), Jaysri Santosh Jadhav (Co-Borrower)	Demand Notice Date 20/05/2025 & Amt Rs. 885007/- as on 13/05/2025 + Interest Cost etc. & 10/03/2026	AU the piece and parcel of Grampanchayat Mikat No. 613, admeasuring area 600 sq.ft., situated at Devgaon (Rangari) Taluka Kannad Dist Aurangabad, Maharashtra, 431001	Rs.600000/- Rs.60000/-	30/06/2026 Timings 10:00 AM to 12:00 PM, 29/06/2026 up to 5:00 PM., 19/06/2026

1. All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontngier.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontngier); Address : Head Office - B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869, email id: ramprasad@auctiontngier.net, support@auctiontngier.net

2. For further details on terms and conditions please visit <https://sarfaesi.auctiontngier.net> to take part in e-auction.

3. For more details about the property kindly contact to Authorized officer : Nasim Ahmed Contact no. 9021077786

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date : 15.06.2026
Place : Aurangabad

Authorised officer
Vastu Housing Finance Corporation Ltd



MAHARASHTRA ELECTRICITY REGULATORY COMMISSION
13th Floor, Centre No.1, World Trade Centre, Cuffe Parade, Mumbai-400 005 Tel. 6987 6666.
E-mail: mercindia@merc.gov.in Website: www.merc.gov.in

PUBLIC NOTICE
[Case No 39 of 2026]
Inviting Suggestions/Objections on Application of Saswad Transmission Ltd. for grant of Transmission Licence under Section 14, 15 and 86(1)(d) of Electricity Act, 2003.

1. An application for grant of Transmission Licence has been made by M/s. Saswad Transmission Ltd. (STL) on 6 March, 2026 before the Maharashtra Electricity Regulatory Commission (the Commission) for "Establishment of 2x500 MVA, 400/220 kV AIS Saswad, Dist. Pune along with the associated lines, bays and LILo arrangement on multiple circuits" to be implemented on a Built, Own, Operate and Transfer basis pursuant to the Tariff Based Competitive Bidding process, consisting of the following elements:

Sr. No.	Name of the Transmission Element	SCOD in months from Effective Date
• Establishment of 2x500MVA, 400/220kV S/s with 1x125 MVAR bus Reactor at 400 kV level.		
• 400/220 kV, 500 MVA, ICT – 2 Nos.		
• 125 MVAR, 400 kV Bus Reactor-1 No		
• Associated 400/220 kV bays- 17 nos.		
Future space Provisions:		
• 400/220 kV, 500 MVA, ICT – 1 Nos.		
• 400 kV ICT bays – 1 Nos.		
2. 400 kV Line bays at 765 kV (GIS) Pune-(III) (proposed) 400 kV GIS line bay - 2 Nos		
3. 220 kV Line Bays at 220 kV AIS Theur (Existing) 220 kV AIS line bay - 02 Nos		
4. 220 kV Line Bays at 220 kV AIS Nanded City (Existing) 220 kV (AIS) line bay - 02 Nos		24 Months
5. 400 kV D/C line from 400 kV AIS Saswad (New) to 765 kV (GIS) Pune-III (Proposed)		
6. LILo on 400 kV S/C line from 400 kV AIS Lonikand-I (Existing) to 400 kV GIS Koyana (Existing) at 400 kV AIS Saswad(New)		
7. 220 kV D/C line with HPC Conductor from 400 kV AIS Saswad (New) to 220 kV (AIS) Theur (existing)		
8. LILo on both circuits of 400 kV AIS Jejuri (Existing) to 220 kV AIS Phursungi (Existing) D/C 220 kV line at 400 kV AIS Saswad (New)		
9. 220 kV D/C line from 400 kV AIS Saswad(New) to 220 kV AIS Nanded City (Existing)		

2. The Commission has admitted the application on 24 March 2026. STL had published a Notice in (i) Hindustan Times (English), (ii) Times of India (English), (iii) Punyarnagari (Marathi) and (iv) Sakal (Marathi) on 26 March, 2026, inviting writing suggestions or objections. Pursuant to the notice issued by STL, no suggestions or objections were received.

3. State Transmission Utility, vide its submission dated 2 April 2026, has recommended the grant of Transmission Licence to STL to establish the proposed Transmission System.

4. Based on material available on record, the Commission is prima facie satisfied that STL qualifies for the grant of Transmission

Licence under Alternate 2 of Part II of MERC (Transmission Licence Conditions) Regulations, 2004 and its amendment subject to fulfillment of the requirements laid down in the Electricity Act, 2003 and Regulations.

5. Notice is hereby published in pursuant to clause (a) of Section 15(5) of the Electricity Act 2003 to invite suggestions and/or objections, if any, on the proposal to grant Transmission Licence to the applicant by the Commission.

6. A copy of STL's Application along with its Annexures and Enclosures can be accessed at the Commission's website www.merc.gov.in or inspected by any person in the Commission's office in accordance with procedure laid down in MERC (Transaction of Business and Fees and Charges) Regulations, 2022 and its amendments.

7. In response to the Public Notice published, every person who intends to file suggestions/ objections can submit the same in English or Marathi language in writing by uploading it through 'E-Public Consultation' Tab on MERC Website (www.merc.gov.in/e-public-consultation). In case of any difficulty in accessing this feature, concerned stakeholders can contact the MERC Office on Mobile No.: 8928071522 or on email id: suggestions@merc.gov.in between 9.30 AM to 6.00 PM on all the working days.

8. A person who has uploaded suggestions and objections on 'E-Public Consultation' tab need not file any hard copy of its submission. Person who does not have access to electronic media can file their suggestion and objection in a hard copy addressed to 'Secretary', Maharashtra Electricity Regulatory Commission (MERC), 13th Floor, Centre No. 1, World Trade Centre, Cuffe Parade, Mumbai-400005 along with proof of service on Mr. Amit R. Naik (Chief Engineer -TBCB), Maharashtra State Electricity Transmission Company Ltd., 5th Floor, Prakashganga, Plot No. C-19, E-Block, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051, Maharashtra India., Email: cebcb@mahatransco.in and should carry the full name, postal address and Email address, if any, of the sender. Suggestions and/or objections received after 17.00 Hrs on 06 July 2026 shall not be considered. Suggestions/Objections filed through any other mode shall not be considered.

9. STL shall reply to each of the objections/ comments received within three days of the receipt of the same but not later than 09 July 2026 for all the objections/comments received till 06 July 2026. Stakeholders can submit their rejoinders on the replies provided by STL either during the E-Public Hearing or latest by 12 July 2026.

10. If the sender/ objector who has submitted his comments/ suggestions as per para (7) above and wants to be heard during e-Public Hearing, then he/ she should specifically mention the same at the time of filing of suggestions / objections. In such cases, submission of valid email ID and Mobile Number would be mandatory. The Commission at its sole discretion may permit such sender/ objector to be heard in the e-Public Hearing to be held through video conference on Tuesday, 14 July 2026 at 11:00 Hrs, for which no separate notice will be given.

11. All participants attending the e-Public Hearing shall follow the Practice Directions on 'Operational procedure and protocol to be followed for e-filing and e-hearing of the petition before the commission' issued by the Commission on 14 November, 2022.

Date: 15 June, 2026
Place: Mumbai

(Dr. Prafulla S. Varhadge)
Secretary, MERC

Form No.14
(See Regulation 33(2))
By Regd. A/D, Dastil Failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL AURANGABAD

Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad - 431003

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/10/2026 Canara Bank 05/06/2026 Exh. No. 08

VS

M/s. Shree Gurudatta Industries Chavan

To,
CD 1) M/s. Shree Gurudatta Industries
Through its proprietor Mr. Ramchandra Premisingh Chavan
At Plot No. K83/2, Waluj MIDC, Aurangabad. - 431136.
(CD 2) Ramamand Premisingh Chavan
Through its proprietor M/s. Shree Gurudatta Industries
At Plot No. K83/2, Waluj MIDC, Aurangabad. - 431136.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD in OA/345/2024 an amount of **Rs. 43,75,650 (Rupees Forty Three Lakhs Seventy Five Thousands Six Hundred Fifty One Only)** along with pendent life and future interest@10% Simple Interest Yearly w.e.f. 26/05/2023 till realization and costs of **Rs. 46,000 (Rupees Forty Six Thousands Only)** has become due against you (Jointly and severally / Fully / Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 09/07/2026 at 10:30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay :
a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal,
on this date : 05/06/2026



Sd/-
(Sharad Baviskar)
Recovery Officer - I
Debts Recovery Tribunal, Aurangabad.

OFFICE OF THE RECOVERY OFFICER-II
IN THE DEBTS RECOVERY TRIBUNAL, AURANGABAD
"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad-431 003. (M.S).
Phone : (0240) 2473612, Telefax : (0240) 2473613, E-Mail : rtaurangabad-dfs@nic.in

Form No.22 [See Regulation 37(1)]
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

Exh : 33
Date : 09/06/2026

Recovery Proceeding No. 245/2025
E-AUCTION SALE NOTICE

Date and Time of Auction : 22/07/2026 between 01.00 PM to 02.00 Noon.
Last date and Time of EMD : 20/07/2026 up to 04.00 PM

Bank of Maharashtra VS. M/s. Adarsh Dairy Products Pvt. Limited

To,
(CD-1) M/s.Adarsh Dairy Products Pvt. Limited, At Plot No.30 & 31, Shiv Jyoti Colony, N-6, CIDCO, Aurangabad. **Also at :** Gut No.141, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.142, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.139, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad.

(CD-2) Ambadas Abaji Mankape, At Plot No.30 & 31, Shiv Jyoti Colony, N-6, CIDCO, Aurangabad. **Also at :** Gut No.141, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.142, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.139, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad.

(CD-3) Anil Ambadas Mankape Patil, At Plot No.30 & 31, Shiv Jyoti Colony, N-6, CIDCO, Aurangabad. **Also at :** Gut No.141, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.142, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.139, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad.

(CD-4) Sunil Ambadas Mankape Patil, At Plot No.30 & 31, Shiv Jyoti Colony, N-6, CIDCO, Aurangabad. **Also at :** Gut No.141, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.142, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad. **Also at :** Gut No.139, situated at Babhulgaon, Taluka Paithan, Dist.Aurangabad..

Whereas Recovery Certificate No.RC/245/2025 dated 16/12/2025 in OA/205/2023 to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of **Rs.2,55,66,246.72** (Rupees Two Crore Fifty Five Lakhs Sixty Six Thousand Two Hundred Forty Six and Paise Seventy Two Only) along with future interest @ 9% Simple Interest yearly w.e.f. 21/02/2023 till realization and costs of **Rs.1,50,000/-** (Rupees One Lakh Fifty Thousand Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). **And whereas** a sum **Rs.3,31,49,966/-** inclusive of the cost and interest thereon up to **08-06-2026**, 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 22-07-2026 between 01.00 P.M. to 02.00 Noon** (with auto extension clause 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 Id: **-support.baanknet@psballiance.com support.baanknet@procure247.com**

The intending bidder 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. Somnath Bajjarang Sasane, Chief Manager (ARB), Bank of Maharashtra, Mahabank Bhavan, C-3, N-1, Town Centre, CIDCO, Aurangabad-431003, **Contact No. :8956280787**, E-mail Id: **-brmgr1454@mahabank.co.in**

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows :

Lot No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the Multiple of (In Rs.)
1	Land Gut No.141 owned by Shri.Ambadas A. Mankape Patil All the piece and parcel of land in Gut No.141, admeasuring area 54 R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.174 of Kanchanbai Balkrishna West : Land Gut No.142 of Sheshrao Gobu Pawar North : Land Gut No.139 of Sheshrao Gobu Pawar South : Land Gut No.171 of Pundlik Dhanaji AND Land Gut No.141 owned by M/s.Adarsh Dairy Products Pvt.Ltd., All the piece and parcel of land in Gut No.141, admeasuring area 80 R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.140 West : Land Gut No.142 North : Land Gut No.141/p South : Land Gut No.141/p AND Land Gut No.142 owned by Shri.Ambadas A. Mankape Patil All the piece and parcel of land in Gut No.142, admeasuring area 1H 86R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.143 of Sheshrao Gobu Pawar West : Land Gut No.143 of Baban Dada North : Land Gut No.139 of Sheshrao Gobu Pawar South : Land Gut No.171 of Pundlik Dhanaji	41,16,000/-	4,11,60,000/-	10,00,000/-
2	Land Gut No.139 owned by Shri.Ambadas A. Mankape Patil All the piece and parcel of land in Gut No.139, admeasuring area 2H 68R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.175 of Laxmibai B. Deshmukh West : Land Gut No.135 of Laxmibai B. Deshmukh North : Land Gut No.43 of Rukhmanbai & Baban Dada South : Land Gut No.138 of Latabai B. Gaikwad	24,12,000/-	2,41,20,000/-	5,00,000/-

Terms and Conditions :

(1) Each intending bidders shall be required to pay Earnest Money Deposit (EMD) online through "wallet" on th 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 20/07/2026 before 4.00 PM**. 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.245/2025". (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 06/07/2026. (5) The highest bidder shall be declared to be the purchaser of any lot. 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 unsuccessful bidder shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/B/C/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 the 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 participate 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 bid & 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 not be increased is as mentioned in the schedule. (12) The Successful/highest bidder shall have to 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. 245/2025 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 Recovery Officer, Debts Recovery Tribunal, Aurangabad @ 2% upto Rs.1,000 and @ 1% of the excess of the said amount over Rs. 1000/- 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/claim 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 this proclamation. (20) The Sale will be of the properties of defendants/ CDe 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.

No. of lots	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of Encumbrance to which property is liable	Claims if any, which have been put forward to the property and other known particulars bearing on its nature and value
1	Land Gut No.141 owned by Shri.Ambadas A. Mankape Patil All the piece and parcel of land in Gut No.141, admeasuring area 54 R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.174 of Kanchanbai Balkrishna West : Land Gut No.142 of Sheshrao Gobu Pawar North : Land Gut No.139 of Sheshrao Gobu Pawar South : Land Gut No.171 of Pundlik Dhanaji AND Land Gut No.141 owned by M/s.Adarsh Dairy Products Pvt.Ltd., All the piece and parcel of land in Gut No.141, admeasuring area 80 R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.140 West : Land Gut No.142 North : Land Gut No.141/p South : Land Gut No.141/p AND Land Gut No.142 owned by Shri.Ambadas A. Mankape Patil All the piece and parcel of land in Gut No.142, admeasuring area 1H 86R within the village limits of Babhulgaon, Tal.Paithan, Dist.Aurangabad, and bounded as under : East : Land Gut No.143 of Sheshrao Gobu Pawar West : Land Gut No.143 of Baban Dada North : Land Gut No.139 of Sheshrao Gobu Pawar South : Land Gut No.171 of Pundlik Dhanaji	Not Known	Not Known	Not Known
2	Land Gut No.139 owned by Shri.Ambadas A. M			