

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL PUNE

Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411016.

Annexure-13
Form No. 22
[See Regulation 37(1)]
By All Permissible Mode

Date : 03/10/2025

Date of Auction /sale : 21/11/2025

RC. No. 147/2023

Proclamation of Sale : Immovable Property

Proclamation of Sale Under Rules 37, 38, AND 52, 53 of Second Schedule to the Income Tax Act, 1961
Read with the Recovery of Debts Due Debits Due To Banks and Financial Institutions (rddb) Act. 1993
THE COSMOS CO-OPERATIVE BANK LIMITED

Versus
NATIONAL PLY AND LAMINATES

To,

(CD1) **M/S. NATIONAL PLY & LAMINATES**

1) Office No. 101, New Timber Market, Pune-411042.

And also at -

2) Godown at S.No. 37, Pisoli Road, Backside of Pravin Mehendi at Village Pisoli, Pune-411048.

(CD2) **MR. MANILAL MALSHI GADA**

R/at : Flat No. 1702, 17th Floor, Wing D, Vardhaman Pura, S.No. 614(P) + 615(P), Bibbewadi, Near Shankar Maharaj Co-op. Housing Society, Pune-411037.

AND also at -

Office at National Ply and Laminates Godown, S.No. 37, Backside of Pravin Mehendi, at Village Pisoli, Pune-411048.

(CD3) **MRS. SHANTABEN L. SHAH**

R/at : 302, Parle, Abhishek Building, (Abhishek), Vallabh Bhai Road, Vile Parle (W), Mumbai-400056.

(CD4) **MR. NENSHI L. SHAH**

R/at : A/202, Asha Niketan, Baptista Road, Vile Parle (W), Mumbai-400056.

(CD5) **MR. SUBHASH LALJI BHAI SHAH**

R/at : Flat No. 403, B Wing, Prime Avenue, S.V. Road, Vile Parle (W), Mumbai-400066.

Whereas Recovery Certificate No. **RC/147/2023 in O.A.No.5542/2017** drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL PUNE** for the recovery of the sum of **Rs. 3,52,24,072/- (Rupees Three Crores Fifty Two Lakh Twenty Four Thousand Seventy Two Only)** i.e. towards **Cash Credit** account the sum of **Rs. 2,87,75,036/- (Rupees Two Crores Eighty Seven Lakh Seventy Five Thousand Thirty Six Only)** and towards **WCTL** the sum of **Rs. 64,49,037/- (Rupees Sixty Four Lakh Forty Nine Thousand Thirty Seven Only)** along with cost, expenses and future interest @ **9% Simple interest yearly w.e.f. 29/05/2017 till realization** and costs of **Rs. 1,75,255.00 (Rupees One Lakh Seventy Five Thousand Two hundred Fifty Five Only)** from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank.

And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties 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(s) shall be sold on **21/11/2025 between 11:00 AM to 01:00 PM** by the said Recovery Certificate. The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property, on the Notice Board of the Recovery Officer, on the website **https://drt.gov.in** and on the website of the e-auction service provider **www.auctiontiger.net**. For any other clarification, the undersigned may be contacted either in person or over the phone OR contact the Authorised Bank Officer/ Auction Service provider, whose details are as follows:

Name of the CH Branch	The Cosmos Co-operative Bank Ltd., Pune Camp Branch, Pune
Name of the Nodal Branch & Address	The Cosmos Co-operative Bank Ltd., Cosmos Tower, Plot No. 6, ICS Colony, Shivajinagar, Pune-411007.
Branch Phone No.	M-9011070097
Bank official Designated and Mobile No.	Mr. Ajit Shrinivas Kulkarni, Chief Manager, (M-9011070097)
Name of Empanelled Agency for E Auction	M/s. E-Procurement Technologies Limited
Address	B-705, Wall Street-II, Opp. Orient Club, Gujarat College, Ahmedabad-380006, Gujarat, India.
Phone No.	07961200500
Website address	www.auctiontiger.net
Bank officer Contact Person	Mr. Ajit Shrinivas Kulkarni, Chief Manager, (M-9011070097)

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.

The property will be put up for sale in the lot 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 will 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/agency given to his satisfaction that the amount of such certificate, interest and costs has been paid to and above the Reserve price.

At the sale, the public generally are invited to bid either personally or by duly Authorised agent. No officer or other person, having any duty to perform in connection with this 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 conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions

I) 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 the proclamation.

II) The Reserve Price (MARKET VALUE) below which the property shall not be sold i.e. (Rs. 2,86,95,000/- (Rupees Two Crores Eighty Six Lakhs Ninety Five Thousand Only).

III) The amount by which the bidding is to be increased, shall be Rs. 50,000/- (Rs. 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 for auction or may be cancelled. If there is only one bidder the e-auction will commence with one increment over and above the Reserve price.

IV) The highest bidder shall be declared to be the purchaser of any lot provided that he/she/they are legally qualified to bid and provided further the amount of 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.

V) Each intending bidder shall be required to deposit Earnest Money Deposit (EMD) and all required documents on or before 17/11/2025 upto 05.00 p.m., by way of DD/Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O., Debts Recovery Tribunal, Pune Or by Online through E-Auction directly INTO THE Account No. 11045459336 in the name of Recovery officer DRT Pune held with the STATE BANK OF INDIA of IFSC Code No. SBIN0007339 and submit details of the property alongwith copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company. Online Bidder form, Undertaking by Bidder/s and the receipt / counter foil / Statement of such deposit to the Recovery Officer, DRT-Pune. EMD & all required documents deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows :			
SR No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.) Market Value
1)	All that piece and parcel of land bearing Plot No. 101 out of S.No.528 to 538, 563 to 733 corresponding CTS No.277A/115 area admeasuring about 927.2 sq. mtrs. out of which area admeasuring about 116.17 sq. mtrs. area of land and construction area admeasuring about 35.31 sq. mtrs. constructed hereon of Lakud Bazar, Bhavni Peth, Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the Jurisdiction of the Sub-Registrar Haveli together with right to use and avail common areas and facilities and with the right of ways, easements and of parking made available to the said premises AND	28,69,500/-	2,86,95,000/-
2)	All that piece and parcel of land bearing Plot No. 101 out of S.No.528 to 538, 563 to 733 corresponding CTS No.277A/115 area admeasuring about 927.2 sq.mtrs. out of which area admeasuring about 120.81 sq. mtrs. area of land and construction area admeasuring about 35.31 sq. mtrs. constructed hereon of Lakud Bazar Bhavni Peth, Tal. Haveli, Dist. Pune within the local limits of PMC and within the Jurisdiction of Sub-Registrar Haveli together with right to use and avail common areas and facilities and with the right of ways, easements and of parking made available to the said premises.		1,00,000/-

VI) Last date for receipt of EMD and all required documents is **17/11/2025 till 05.00 pm**. EMD/required documents, received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of cheque/option given by them in the E-Auction Form. Required documents/correspondence can be submitted online at **rdrt.pune@gov.in** or physically in the RO office - DRT Pune in the required timeline.

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. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned 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 order, 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 5% towards fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @ 2% upto Rs.1,00,00/- and @ 1% of the excess of the said amount of Rs. 1,00,00/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE.

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.

Highest bidder shall not have any right/titile over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE.

The amount of EMD deposited by the unsuccessful bidders shall be returned 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.

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 not be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport and route their bid duly endorsed by Indian Mission (Embassy)

The movable/immovable property is being sold on **"As is where and as is what basis** and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website **www.drt.gov.in / www.AuctionTiger.net**

Schedule of Property :				
Lot No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrance to which property is liable	Claims, if any which have been put forward to the property and any other known bearing on its nature and value
1)	All that piece and parcel of land bearing Plot No.101 out of S.No.528 to 538, 563 to 733 corresponding CTS No.277A/115 area admeasuring about 927.2 sq. mtrs. out of which area admeasuring about 116.17 sq. mtrs. area of land and construction area admeasuring about 35.31 sq. mtrs. constructed hereon of Lakud Bazar, Bhavni Peth, Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the Jurisdiction of the Sub-Registrar Haveli together with right to use and avail common areas and facilities and with the right of ways, easements and of parking made available to the said premises.			
2)	All that piece and parcel of land bearing Plot No.101 out of S.No.528 to 538, 563 to 733 corresponding CTS No.277A/115 area admeasuring about 927.2 sq.mtrs. out of which area admeasuring about 120.81 sq. mtrs. area of land and construction area admeasuring about 35.31 sq. mtrs. constructed hereon of Lakud Bazar Bhavni Peth, Tal. Haveli, Dist. Pune within the local limits of PMC and within the Jurisdiction of Sub-Registrar Haveli together with right to use and avail common areas and facilities and with the right of ways, easements and of parking made available to the said premises.	No Encumbrances	No Encumbrances	No Encumbrances

- Bidders are advised to go through the website 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.
 - The Properties can be inspected on **03/11/2025 & 10/11/2025 between 11 :00 AM to 05 :00 P.M.** For inspection please contact **Mr. Ajit Shrinivas Kulkarni, Chief Manager, the Cosmos Co-operative Bank Ltd., Mobile No. 9011070097.**
 - 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 date 03/10/2025.



(Ravikant Vinayak Yadav)
Recovery Officer,
Debts Recovery Tribunal, Pune