



*Office of the*  
**Tax Recovery Officer-27, Mumbai.**  
Room No. 426, 4<sup>th</sup> Floor, Vashi Railway Station Complex,  
Vashi, Navi Mumbai – 400 708 Ph No.: 27811528 Ext:426  
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No. TRO-27/Advertisement for auction /2025-26

Dated : 21.10.2025

### SALE OF IMMOVABLE PROPERTY BY PUBLIC AUCTION

Notice is hereby given to the general public that the office of the undersigned has proposed to sell one immovable property belonging to Smt. Anju Manish Gangar (PAN: AIBPG4309H), an income tax defaulter by public auction for recovery of income tax arrears as per provisions laid down in Second Schedule to the Income Tax Act, 1961 through an auctioneer appointed for this purpose. Necessary details with the same is as under:

|                                                               |                                                                                                                                                                                                                                           |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date and time of auction</b>                               | <b>10<sup>th</sup> November 2025 at 12:00 Noon</b>                                                                                                                                                                                        |
| <b>Venue of auction</b>                                       | <b>Income Tax Office, Conference Hall,<br/>4<sup>th</sup> Floor, Tower No. 6, Vashi Railway<br/>Station Complex, Vashi, Navi<br/>Mumbai-400703</b>                                                                                        |
| <b>Date of inspection of property</b>                         | <b>30<sup>th</sup> October, 2025 between 11:30<br/>A.M. to 04:00 P.M.</b>                                                                                                                                                                 |
| <b>Date of inspection of copies of<br/>property documents</b> | <b>31<sup>st</sup> October, 2025 between 11:30<br/>A.M. to 04:00 P.M.</b>                                                                                                                                                                 |
| <b>Name, address and contact no. of<br/>the Auctioneer</b>    | <b>M/s Quick Sales Services<br/>(Government auctioneer),<br/><br/>Maharashtra Bhavan, 4<sup>th</sup> Floor, Room<br/>No -53,12/14 Bora Masjid Street,<br/>Behind Handloom House, Fort,<br/>Mumbai 400 001<br/><br/>Mobile: 9833982401</b> |

### DESCRIPTION/SCHEDULE OF PROPERTY

| <b>Sl. No.</b> | <b>Name and address<br/>of the property</b> | <b>Description of<br/>the property<br/>viz.</b> | <b>Reserve Price<br/>(in Rs.)</b> | <b>Earnest<br/>Money (10%<br/>of Reserve<br/>Price)</b> |
|----------------|---------------------------------------------|-------------------------------------------------|-----------------------------------|---------------------------------------------------------|
|----------------|---------------------------------------------|-------------------------------------------------|-----------------------------------|---------------------------------------------------------|

|           |                                                                                                                                                                              |                                              |                            |                           |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------|---------------------------|
|           |                                                                                                                                                                              | <b>measurement<br/>etc.</b>                  |                            |                           |
| <b>1</b>  | <b>2</b>                                                                                                                                                                     | <b>3</b>                                     | <b>4</b>                   | <b>5</b>                  |
| <b>1.</b> | <b>B-3/12/02/3,<br/>Ground Floor, B-3<br/>Type Appt, Owners<br/>Association, Plot<br/>No-8, Sector-03,<br/>Near Vashi Police<br/>Station, Vashi, Navi<br/>Mumbai 400 703</b> | <b>Built up Area:<br/><br/>29.43 Sq. Mtr</b> | <b>Rs.<br/>79,05,000/-</b> | <b>Rs.<br/>7,90,500/-</b> |

1. The auction is being conducted on “ **as is where is and what there is basis**” and this auction sale is as per the provisions of the Rules made under the Second Schedule to the Income Tax Act, 1961, for recovery of arrears of Income Tax, interest and other charges of recovery from the above defaulter.
2. Catalogue containing detailed terms and conditions of the auction sale may be obtained free of cost from the office of the undersigned or from the office of the appointed auctioneer as per the address(es) given above during the office working hours. Necessary details are also available online on the following website of the Department: **[www.incometaxmumbai.gov.in/](http://www.incometaxmumbai.gov.in/)**  
**[www.incometaxindia.gov.in](http://www.incometaxindia.gov.in)**
3. For any related queries, parties are requested to contact the appointed auctioneer and /or the undersigned with prior appointment.
4. Intending bidders are required to deposit for participating in the auction, a refundable caution deposit of Rs. 1,00,000/- (Rupees One Lakh only) with the auctioneer.
5. 25% of the final bid amount has to be paid immediately by the successful bidder as soon as knocking down of the auction in his/her favour and the balance 75% of the final sale value along with applicable poundage fee is required to be paid on or before 15 days from the date of sale of the property.
6. Mode of payment: The payment towards the auction money, Earnest Money Deposit, the remaining amount out of 25% of the final sale value and the balance payable as stated above and as also separately mentioned in the detailed terms and conditions referred to above, shall be made by a Demand Draft/or a crossed banker's cheque drawn on any scheduled bank in Mumbai City in favour of the “State Bank Of India on A/c of Income Tax” payable at Mumbai.

**Sd/-**

**(R K Waghmare)  
Tax Recovery Officer-27  
Mumbai**