Government of India, Ministry of Finance

DEBTS RECOVERY TRIBUNAL-II

3rd Floor, Bhikhubhai Chambers, Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat.

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024] [See Rule 52(1) (2) of the Second Schedule to the Income Tax Act, 1961]
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION / SALE NOTICE

THROUGH REGD. AD / DASTI / AFFIXATION / BEAT OF DRUM / PUBLICATION

RP/RC No.	19/2017	O.A. No.	528/2014
Certificate Holder Bank	Bank of India Vs.	Certificate Debtors	M/s. Raj Constructions & Ors.

To,
C.D. No. 1 : M/s. Raj Constructions, proprietary Firm Office: AB-106, Subhalaxmi Bunglows, Nr. Unnati Vidyalaya, Zadeshwar Road, Bharuch - 392 011
C.D. No. 2 : Mr. Vijaysinh Chandrasinh Raj, Proprietor, Bunglow No. 106, Subhalaxmi Bunglows, Zadeshwar Road, Bharuch - 392 011
C.D. No. 3 : Ranjanaben Vijaysinh Raj, AB-106, Subhalaxmi Bunglows, Zadeshwar Road, Bharuch - 392 011

The aforesaid CDs No. 1 - 3 have failed to pay the outstanding dues of **Rs. 5,99,86,111.00/- (Rupees Five Crore Ninety Nine Lakhs Eighty Six Thousand One Hundred Eleven only)** (Less Recovery, if any) as on 16.10.2014 including interest in terms of judgement and decree dated 11.01.2017 passed in O.A. No. 528/2014 as per my order dated 13.11.2025 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" **https://baanknet.com.**

Lot-I: "Sai Sarjan", Nr. Over Bridge, NH No.8 , Dhavat Sadhli Road, Village & Sub Dist. - Karjan, Dist. Vadodara

Sr. No.	Type of Plot	Stages of Construction	Type	Plot Area (Sq. Mtr.)	Built-up Area (Sq.Mtr.)
1	AAA/1	Open Plot (No Construction)	3 BHK	199.26	0
2	AAA/2	G.F. - Lintel Level, Brick Masonry Walls without Plaster	3 BHK	127.6	50.1
3	AAA/3	G.F. and F.F. Completed and occupied	3 BHK	127.6	113.7
4	AAA/4	G.F. and F.F. Completed and occupied	3 BHK	127.6	113.7
5	AAA/5	G.F. and F.F. Completed and occupied	3 BHK	127.6	113.7
6	AAA/6	G.F. and F.F. Completed and occupied	3 BHK	132.25	113.7
7	AAA/7	G.F. and F.F. Completed	3 BHK	152.25	113.7
8	AAA/8	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
9	AAA/9	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
10	AAA/10	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
11	AAA/11	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
12	AAA/12	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
13	AAA/13	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
14	AAA/14	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	127.6	50.1
15	AAA/15	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	208.64	50.1
16	AAA/16	Ground Level up to footing foundation works	3 BHK	191.17	50.1
17	AAA/17	Ground Level up to footing foundation works	3 BHK	127.6	50.1
18	AAA/18	Ground Level up to footing foundation works	3 BHK	127.6	50.1
19	AAA/19	Ground Level up to footing foundation works	3 BHK	127.6	50.1
20	AAA/20	Ground Level up to footing foundation works	3 BHK	127.6	50.1
21	AAA/21	Open Plot only (no construction)	3 BHK	127.6	0
22	AAA/22	Open Plot only (no construction)	3 BHK	171	0
23	AAA/23	Open Plot only (no construction)	3 BHK	224.94	0
24	AAA/24	Open Plot only (no construction)	3 BHK	144.33	0
25	AA-1/25	Completed and occupied by someone	3 BHK	118.4	103.80
26	AA-1/26	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
27	AA-1/27	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
28	AA-1/28	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
29	AA-1/29	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
30	AA-1/30	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
31	AA-1/31	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	167.75	49.4
32	AA-1/33	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab roofing, Brick masonry wall inside plaster is completed	3 BHK	97.96	103.8
33	AA-1/34	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab roofing, Brick masonry wall without plaster	3 BHK	97.96	103.8
34	AA-1/36	Completed and occupied	3 BHK	134.2	49.4
35	AA-1/37	Completed and occupied by someone	3 BHK	238.38	103.8
36	AA-1/38	G.F.RCC slab roofing Brick Masonry walls inside plaster is completed F.F.RCC slab level Brick masonry walls without plaster (slab not casted)	3 BHK	97.96	103.8
37	AA-1/39	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab level Brick masonry walls without plaster	3 BHK	97.96	103.8
38	AA-1/40	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab level Brick masonry walls without plaster	3 BHK	97.96	103.8
39	AA-1/41	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab level Brick masonry walls without plaster	3 BHK	97.96	103.8
40	AA-1/42	G.F. RCC slab roofing Brick Masonry walls inside plaster is completed F.F. RCC slab level Brick masonry walls without plaster	3 BHK	97.96	103.8
41	AA-1/43	G.F. is completed and occupied FF is completed	3 BHK	97.96	103.8
42	AA-1/44	G.F. & F.F. completed and occupied	3 BHK	107.71	103.8
43	AA-1/45	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	99.54	49.4
44	AA-1/46	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
45	AA-1/47	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
46	AA-1/48	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
47	AA-1/49	G.F. Completed	3 BHK	97.96	49.4
48	AA-1/50	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
49	AA-1/51	G.F. - Lintel Level, Brick Masonry Walls without plaster	3 BHK	97.96	49.4
50	AA-1/52	G.F. up to footing foundation work	3 BHK	97.96	49.4
51	AA-1/53	G.F. up to footing foundation work	3 BHK	130.11	49.4
52	AA-1/56	G.F. - RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	2 BHK	97.96	47.5
53	AA/57	G.F. Completed	2 BHK	97.96	47.5
54	AA/59	Completed and occupied by someone	2 BHK	97.96	47.5
55	AA/60	G.F. is completed	2 BHK	97.96	47.5
56	AA/66	completed & Vacant	2 BHK	97.96	47.5
57	AA/67	completed and occupied by someone	2 BHK	97.96	47.5
58	AA/68	completed and occupied by someone	2 BHK	97.96	47.5
59	AA/69	G.F. is completed	2 BHK	97.96	47.5
60	AA/70	completed	2 BHK	214.13	47.5
61	AA/71	completed and occupied by someone	2 BHK	189.96	47.5
62	AA/72	G.F. RCC slab roffing, Brick Masonry walls inside and outside plaster is completed	2 BHK	97.96	47.5
63	AA/73	completed and occupied	2 BHK	97.96	47.5
64	AA/74	completed and occupied	2 BHK	97.96	47.5
65	AA/75	completed and occupied	2 BHK	97.96	47.5
66	AA/76	completed and occupied by someone	2 BHK	97.96	47.5
67	AA/77	completed and occupied by someone	2 BHK	97.96	47.5
68	AA/78	completed and occupied by someone	2 BHK	107.71	47.5
69	AA/81	G.F. is completed by Mr. Vijay Limbachiya	2 BHK	97.96	47.5
70	AA/82	completed and occupied	2 BHK	97.96	47.5
71	AA/83	completed and occupied	2 BHK	97.96	47.5
72	AA/84	completed and occupied	2 BHK	97.96	47.5
73	AA/86	G.F. up to footing foundation work	2 BHK	97.96	47.5
74	AA/87	G.F. up to footing foundation work	2 BHK	126.86	47.5
75	A/88	G.F. - Lintel Level, Brick Masonry walls without plaster	1 BHK	94.24	29
76	A/89	G.F. - Lintel Level, Brick Masonry walls without plaster	1 BHK	65.43	29
77	A/90	Completed & occupied	1 BHK	65.43	29
78	A/91	G.F. Slab Level, Brick Masonry Walls without Plaster	1 BHK	65.43	29
79	A/92	Completed & Occupied	1 BHK	65.43	29
80	A/93	Completed & Occupied	1 BHK	65.43	29
81	A/94	Completed & Occupied	1 BHK	65.43	29
82	A/95	Completed & Occupied by someone	1 BHK	65.43	29
83	A/99	Completed & Occupied Mr. Mukesh Padhiyar	1 BHK	65.43	29
84	A/100	Completed & Occupied	1 BHK	65.43	29
85	A/101	Completed & Occupied	1 BHK	65.43	29
86	A/102	Completed & Occupied	1 BHK	65.43	29
87	A/103	Completed & Occupied	1 BHK	65.43	29
88	A/104	Completed & Occupied	1 BHK	65.43	29
89	A/105	Completed & Occupied by Mr. Ajaysinh Raj	1 BHK	162.55	58
90	A/106	Completed & Occupied	1 BHK	158.64	29
91	A/107	Completed & Occupied by Mr. Pravinchandra B. Patel	1 BHK	65.43	29
92	A/109	Completed & Occupied by someone	1 BHK	65.43	29
93	A/110	G.F. RCC Slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
94	A/111	Completed & Occupied	1 BHK	65.43	29
95	A/112	Completed & Occupied	1 BHK	65.43	29
96	A/113	Completed & Occupied	1 BHK	95.35	29
97	A/114	G.F. is Completed Occupied	1 BHK	65.43	29
98	A/115	Completed & Occupied	1 BHK	65.43	29
99	A/116	Completed & Occupied	1 BHK	65.43	29
100	A/117	Completed & Occupied	1 BHK	65.43	29
101	A/118	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
102	A/119	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
103	A/120	Completed & Occupied	1 BHK	65.43	29
104	A/121	Completed & Occupied	1 BHK	65.43	29
105	A/122	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
106	A/123	Completed & Occupied	1 BHK	93.96	29
107	A/125	Completed & Occupied	1 BHK	65.43	29
108	A/126	Completed & Occupied	1 BHK	65.43	29
109	A/127	Completed & Occupied	1 BHK	65.43	29
110	A/128	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
111	A/129	completed and occupied	1 BHK	65.43	29
112	A/131	90% Completed and occupied	1 BHK	65.43	29
113	A/132	completed and occupied	1 BHK	65.43	29
114	A/133	completed and occupied	1 BHK	65.43	29
115	A/134	Road	1 BHK	0	29
116	A/135	completed and occupied	1 BHK	65.43	29
117	A/136	completed and occupied by Mr. Harivadan R. Bhagat	1 BHK	65.43	29
118	A/137	completed and occupied	1 BHK	65.43	29
119	A/138	completed and occupied	1 BHK	65.43	29
120	A/139	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
121	A/140	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	65.43	29
122	A/141	completed and occupied	1 BHK	65.43	29
123	A/142	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	1 BHK	171.84	29

Reserve Price for all these units (Single lot) is Rs. 11,54,00,000/- & EMD for this lot is Rs. 1,15,40,000/-

Note* : The EMD shall be deposited in baanknet wallet through E-auction website i.e. https://baanknet.com. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS / NEFT as per the details as under:

Beneficiary Bank Name	Bank of India	Beneficiary Name	Ahmedabad Recovery Branch
Branch Address	ARB Branch, 5th Floor, Bank of India Building, Bhadra, Ahmedabad - 380001		
Beneficiary Account No.	20549020000033	IFSC Code	BKID0002054

1) The bid increase amount will be **Rs. 5,00,000/-** for Single Lot Respectively.
2) Prospective bidders may avail online training from service provider **PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91 - 8291220220 and Mr. Kashyap Patel (Mobile No. 9327493060), Helpline E-mail ID : support.baanknet@psballiance.com** and for any property related queries may contact **Mr. Manish Gupta, Senior Manager, (Mob. No. 7696696546).**
3) Prospective bidders are advised to visit website : **https://baanknet.com** for detailed terms & conditions and procedure of sale before submitting their bids.
4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer / close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5) The properties are being put to sale on **"as is where is", "as is what is"** and **"as is whatever"** basis and prospective buyers are advised to carry out due diligence properly.
6) Schedule of auction is as under :-

SCHEDULE OF AUCTION

1	Inspection of Property	06.01.2026 & 07.01.2026 Between 11.00 AM to 02.00 PM
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	29.01.2026 up to 05.00 PM
3	E-Auction	30.01.2026, Between 12.00 PM to 01.30 PM (with auto extension clause of 03 minutes till e-auction ends)

SEAL

(Anubha Dubey)
RECOVERY OFFICER-I, DRT-II, AHMEDABAD