R.C. No. 86/2020

DEBTS RECOVERY TRIBUNAL-I
Ministry of Finance,
Department of Financial Service,
Government of India
2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram
Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015]
[See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E- AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM

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 BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No.86/2020		O.A. No.791/2018
Certificate Holder	BANK OF INDIA, PALDI, AHMEDABAD	
	V/s	
Certificate Debtors	MR. DHRUPAD GAURANGBHAI DALAL & ANOTHER	

To,

CD No.1.	Mr. Dhrupad Gaurangbhai Dalal, Residing at 30 Golden ulip Bunglows, B/h Shreyas Foundation, Ahmedabad-380015.
CD No.2	Mr. Pulin Gaurangbhai Dalal, Residing at 30 Golden ulip Bunglows, B/h Shreyas Foundation, Ahmedabad-380015.

The under mentioned property will be sold by Public E-auction sale on **03rd day of December, 2026** for recovery of sum of **Rs. 61,14,876.24p/- (Rupees Sixty one lakhs fourteen thousand eight hundred seventy six and paisa twenty four Only)** (decreetal amount) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from **Certificate Debtors.**

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or rounded off
1.	2.	3.	4.		6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	All the piece and parcel of freehold immovable	Not known	Not known		Not known	11,50,000/-	1,15,000/-

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	property being sub plot no. B/69 & B/70 having plot area of 396.82 sq. meter and proportionate share admeasuring 170.06 sq. meter in the common land of internal road, common plot, common area common margin, common amenities etc together with proposed construction in the scheme known as Shreeji Flora Vaastu Weekend Homes vibhag B, a scheme situated and lying on freehold non-agricultural land bearing revenue survey no. 119 (old survey no. 38) of moje Ghanshyampar Taluka Limbdi, District-Surendranagar						
2.	Mortgaged of all the piece and parcel of freehold immovable property being sub plot no. B-76, B-77 and B-78 having plot area of 595.23 sq. meter proportionate share admeasuring 255.10 sq. meter in the common land of internal road, common plot, common area common margin, common amenities etc together with proposed construction and sub plot no. in the scheme known as Shreeji Flora Vaastu Weekend Homes vibhag B, a scheme situated and lying on freehold non-agricultural land bearing revenue survey no. 119 (old survey no. 38) of moje Ghanshyampar Taluka Limbdi, District-Surendranagar	Not known	Not known	No	Not known	17,50,000/-	1,75,000/-

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1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. https://baanknet.in.

2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.

3. EMD shall be deposited latest by till 05:00 PM on **01.12.2026 in Wallet Bank Asset Auction Network (BAANKNET) https://baanknet.in.** EMD deposited thereafter shall not be considered for participation in the e-auction.

4. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and

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the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before **01.12.2026** and also hardcopies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **01.12.2026** It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.

5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAAKNET@psballiance.com
Bank Officer	Mr. Prahlad Pandit (Chief Manager) Mobile No.9835307772 Email: ahmdavd.ahmedabad.bankofindia.bank.in

6. Prospective bidders are advised to visit website **https://baanknet.in.** for detailed terms & conditions and procedure of sale before submitting their bids.

7. The property shall not be sold below the reserve price.

8. The property shall be sold in 02 lots with **Reserve Price mentioned against each lot.**

9. The bidder shall improve offer in multiples of **Rs. 5,000/- for lot no. 1 & Rs. 10,000/- for lot no.2** during entire auction period.

10. The property shall be sold **"AS IS WHEREIS BASIS"** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.

11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid **in Wallet Bank Asset Auction Network (BAANKNET) https://baanknet.in** by immediate next bank working day by 5:00 P.M. through RTGS/NEFT as per the details as under:

Bank Name and Address	Bank of India
Account Name	Ahmedabad Recovery Branch
Account No.	205490200000038
IFSC Code No.	BKID0002054
Branch Address	ARB branch, 5th floor, Bank of India building, Bhadra, Ahmedabad -380006.

12. **The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favor of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.**

13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

14. Schedule of auction is as under: -

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Date and Time of Inspection	**23.11.2026**	**Between 01.00 PM to 4.00 PM**
Date of uploading proof of EMD/documents on the e-auction website	**01.12.2026**	**Up to 05.00pm**
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	**01.12.2026**	**Up to 05.00pm**
Date and Time of E-Auction:	**03.12.2026**	**Between 12.00 Noon to 1.00 pm** (with auto extension clause of 5 minutes, till auction completes)

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 13th day of October, 2026.

(**Namami Shankar Dwivedi**)
Recovery Officer -II,
DRT-I, Ahmedabad

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