

**DEBTS RECOVERY TRIBUNAL-I**

Ministry of Finance,
Department of Financial Service,
Government of India

4th 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.01/2024			O.A. No. 53/2017
Certificate Holder	STATE BANK OF INDIA		
	V/s		
Certificate Debtors	M/s Atri Infrastructure Pvt Ltd & Ors		

To,

CD No. 1.	M/s Atri Infrastructure Pvt Ltd, 203, Divya Sadbhav Arcade, Opposite Kid's World, Mirambica Road, Naranpura, Ahmedabad - 380013.
CD No. 2.	Shri Girishkumar Keshavlal Patel, (Director/Guarantor/Mortgagor) 9, Ranjan Co-opertavie Housing Society Part 2, Opp. Chandrika Dairy, Near Sardar Patel Colony, Naranpura, Ahmedabad - 380013.
CD No. 3.	Smt. Anitaben Girishkumar Patel, (Director/Guarantor/Mortgagor) 9, Ranjan Co-opertavie Housing Society Part 2, Opp. Chandrika Dairy, Near Sardar Patel Colony, Naranpura, Ahmedabad - 380013.
CD No. 4.	Shri Sunil Haribhai Patel, (Guarantor/Mortgagor) 1, Prayag, Dhongademala Shivapuy Datta Mandir Road, Jain Bhuvan Artiary Center Road, Deolali, Nashik - 422101.
CD No. 5.	Shri Mehul Parhottambhai Patel, (Guarantor/Mortgagor) Madhav Kanpa, Tal. Bayad, District Aravalli - 383325.

The under mentioned property will be sold by Public E-auction sale on 25th Day of June, 2025 for recovery of sum of Rs. 15,66,88,189.09 (Rupees Fifteen Crores Sixty Six Lacs Eighty Eight Thousand One Hundred Eighty Nine and Paise Nine Only) (As per interest certificate dated 10.04.2024) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/s Atri Infrastructure Pvt Ltd & Ors.

DESCRIPTION OF PROPERTY

No. of	Description of the property to be sold with the names of the co-owners where the	Revenue assessed upon	Details of any other	Valuation also	Claims, if any, which	Reserve Price below which	EMD 10% Reserve of
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lots	property belongs to defaulter and any other person as co-owners.	the property or any part thereof	encumbrance to which property is liable	state Valuation given, if any, by the Certificate Debtor	have been put forward to the property, and any other known particulars bearing on its nature and value.	the property will not be sold	price or Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
Lot No						Reserve Price in Rs.	10% EMD in Rs.
1.	<p>i. All piece of land and building on Plot No A-33, A-34, A-37, A-38, A-39, A-5, A-6, A-7, A-9 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 9 Plots in A Block)</p> <p>ii. All piece of land and building on Plot No B-1, B-10, B-104, B-105, B-106, B-107, B-108, B-109, B-11, B-115, B-116, B-12, B-126, B-127, B-128, B-129, B-13, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-144, B-146, B-147, B-148, B-149, B-150, B-151, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-17, B-170, B-172, B-173, B-174, B-175, B-19, B-2, B-23, B-3, B-4, B-5, B-54, B-55, B-56, B-57, B-58, B-59, B-6, B-60, B-61, B-7, B-79, B-8, B-9, B-90 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 78 Plots in B Block)</p> <p>iii. All piece of land and building on Plot No C-1, C-15, C-16, C-17, C-18, C-19, C-2, C-20, C-21, C-22, C-23, C-24, C-</p>	Not known	Not known	No	Not known	24,00,00,000/-	2,40,00,000/-



for

25, C-26, C-3, C-4, C-5, C-6 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 18 Plots in C Block)						
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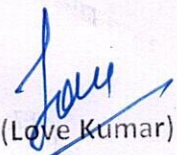
- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
- The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited latest by till 04:00 PM on **23.06.2025** in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
- 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 the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 4:00 PM on **23.06.2025** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **23.06.2025**. 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.
- 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.BAANKNET@psballiance.com
Bank Officer	Mr. Sanmat Jain Mobile No. 9753596829 E-mail: team1samb.ahm@sbi.co.in
- Prospective bidders are advised to visit website <https://baanknet.in>. for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 01 lots, with **Reserve Price as mentioned above lot.**
- The bidder shall improve offer in multiples of **Rs. 10,00,000/-** during entire auction period.
- 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.
- 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 4:00 P.M.** through RTGS/NEFT as per the details as under:

Bank Name and Address	State Bank of India
Account Name	SBI SAMB BRANCH AHMEDABAD RECOVERY ACCOUNT
Account No.	31666015329
IFSC Code No.	SBIN0006926
Branch Address	Commercial Branch, Ahmedabad

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 favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-I, 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. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
15. Schedule of auction is as under:-
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|---|------------|---|
| Date and Time of Inspection | 10.06.2025 | Between 02.00 PM to 4.00 PM |
| Date of uploading proof of EMD/documents on the e-auction website | 23.06.2025 | Up to 04.00pm |
| Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I | 23.06.2025 | Up to 05.00pm |
| Date and Time of E-Auction: | 25.06.2025 | Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes) |
16. 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 05th Day of May, 2025.


(Love Kumar)
Recovery Officer-I
DRT-I, Ahmedabad