



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 12th Day of November, 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 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 encumb. to which property	Valuat ion also state Valuat ion given, if any,	Claims, if any, which have been put forward to the property,	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
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1.	2.	3.	4.	5.	6.	7.	8.
Lot No.			liable	is by the Certificate Debtor	and any other known particulars bearing on its nature and value.	Reserve Price in Rs.	10% EMD in Rs.
1.	All piece of land and building on Plot No. A-5, A-6, A-7, A-8, A-9, A-10, A-12, A-13, A-16, A-26, A-27, A-30, A-31, A-33, A-34, A-35, A-37, A-38, A-39, A-40, A-41 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 21 Plots in A Block)	Not known	Not known	No	Not known	8,73,00,000 /-	87,30,000/-
2.	All piece of land and building on Plot No. B1, B2, B3, B4, B5, B6, B7, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B134, B135, B136, B137, B138, B139, B140, B141, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 40 Plots in B Block)	Not known	Not known	No	Not known	9,25,00,000/-	92,50,000/-
3.	All piece of land and building on Plot No C-21, C-22, C-23, C-24, C-25, C-26, of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat (Total 6 Plots in C Block).	Not known	Not known	No	Not known	1,41,00,000/-	14,10,000/-
4.	Bungalow No. A-1	Not known	Not known	No	Not known	36,00,000	3,60,000/-
5.	Bungalow No. A-2	Not known	Not known	No	Not known	32,00,000	3,20,000/-
6.	Bungalow No. A-18	Not known	Not known	No	Not known	42,00,000	4,20,000/-
7.	Bungalow No. A-36	Not known	Not known	No	Not known	42,00,000	4,20,000/-
8.	Combined Lot No. 4 to 7 #	Not known	Not known	No	Not known	1,52,00,000	15,20,000/-
9.	Plot No. B-8 of Coral City, B/H Nalanda Township 2, Modasa-Malpur Road, Village Modasa, District Sabarkantha, Gujarat	Not known	Not known	No	Not known	29,00,000	2,90,000/-
10.	Plot No.B-9 in the society mentioned above	Not known	Not known	No	Not known	27,00,000	2,70,000/-
11.	Plot No.B-10 in the society mentioned above	Not known	Not known	No	Not known	27,00,000	2,70,000/-
12.	Plot No.B-11 in the society mentioned above	Not known	Not known	No	Not known	27,00,000	2,70,000/-
13.	Plot No.B-12 in the society mentioned above	Not known	Not known	No	Not known	27,00,000	2,70,000/-

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14.	Plot No.B-13 in the society mentioned above	Not known	Not known	No	Not known	27,00,000	2,70,000/-
15.	Plot No.B-14 in the society mentioned above	Not known	Not known	No	Not known	49,00,000	4,90,000/-
16.	Plot No.B-16 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
17.	Plot No.B-17 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
18.	Plot No.B-18 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
19.	Plot No.B-19 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
20.	Plot No.B-22 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
21.	Plot No.B-23 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
22.	Plot No.B-27 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
23.	Plot No.B-28 in the society mentioned above	Not known	Not known	No	Not known	58,00,000	5,80,000/-
24.	Plot No.B-31 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
25.	Plot No.B-33 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
26.	Plot No.B-35 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
27.	Plot No.B-36 in the society mentioned above	Not known	Not known	No	Not known	48,00,000	4,80,000/-
28.	Plot No.B-38 in the society mentioned above	Not known	Not known	No	Not known	62,00,000	6,20,000/-
29.	Plot No.B-62 in the society mentioned above	Not known	Not known	No	Not known	47,00,000	4,70,000/-
30.	Plot No.B-66 in the society mentioned above	Not known	Not known	No	Not known	47,00,000	4,70,000/-
31.	Plot No.B-74 in the society mentioned above	Not known	Not known	No	Not known	47,00,000	4,70,000/-
32.	Plot No.B-78 in the society mentioned above	Not known	Not known	No	Not known	34,00,000	3,40,000/-
33.	Plot No.B-79 in the society mentioned above	Not known	Not known	No	Not known	34,00,000	3,40,000/-
34.	Plot No.B-80 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
35.	Plot No.B-83 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
36.	Plot No.B-89 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
37.	Plot No.B-90 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
38.	Plot No.B-98 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
39.	Plot No.B-104 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
40.	Plot No.B-105 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
41.	Plot No.B-106 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
42.	Plot No.B-107 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-
43.	Plot No.B-108 in the society mentioned above	Not known	Not known	No	Not known	34,00,000	3,40,000/-
44.	Plot No.B-109 in the society mentioned above	Not known	Not known	No	Not known	35,00,000	3,50,000/-

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76.	Plot No.B-156 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
77.	Plot No.B-157 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
78.	Plot No.B-158 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
79.	Plot No.B-159 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
80.	Plot No.B-160 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
81.	Plot No.B-161 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
82.	Plot No.B-162 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
83.	Plot No.B-163 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
84.	Plot No.B-164 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
85.	Plot No. B-165 in the society mentioned above	Not known	Not known	No	Not known	23,00,000	2,30,000/-
86.	Combined Lot No. 9 to 85 #	Not known	Not known	No	Not known	26,50,00,000/-	2,65,00,000/-
87.	Plot No. C-1 in the society mentioned above	Not known	Not known	No	Not known	42,00,000	4,20,000/-
88.	Plot No. C-2 in the society mentioned above	Not known	Not known	No	Not known	42,00,000	4,20,000/-
89.	Plot No. C-3 in the society mentioned above	Not known	Not known	No	Not known	42,00,000	4,20,000/-
90.	Plot No. C-4 in the society mentioned above	Not known	Not known	No	Not known	44,00,000	4,40,000/-
91.	Plot No. C-5 in the society mentioned above	Not known	Not known	No	Not known	44,00,000	4,40,000/-
92.	Plot No. C-6 in the society mentioned above	Not known	Not known	No	Not known	44,00,000	4,40,000/-
93.	Plot No. C-8 in the society mentioned above	Not known	Not known	No	Not known	43,00,000	4,30,000/-
94.	Plot No. C-13 in the society mentioned above	Not known	Not known	No	Not known	43,00,000	4,30,000/-
95.	Plot No. C-15 in the society mentioned above	Not known	Not known	No	Not known	43,00,000	4,30,000/-
96.	Plot No. C-16 in the society mentioned above	Not known	Not known	No	Not known	40,00,000	4,00,000/-
97.	Plot No. C-17 in the society mentioned above	Not known	Not known	No	Not known	40,00,000	4,00,000/-
98.	Plot No. C-18 in the society mentioned above	Not known	Not known	No	Not known	42,00,000	4,20,000/-
99.	Plot No. C-19 in the society mentioned above	Not known	Not known	No	Not known	40,00,000	4,00,000/-
100.	Plot No. C-20 in the society mentioned above	Not known	Not known	No	Not known	40,00,000	4,00,000/-
101.	Combined Lot No. 87 to 100 #	Not known	Not known	No	Not known	5,89,00,000/-	58,90,000/-

*The detailed description like area of each plot, constructed or not etc can be obtained from the office of Recovery Officer-I, DRT, Ahmedabad.

In case of receipt of successful bid for lot number 8, 86 and 101 the bids for individual plots from lot number 4 to 7, 9 to 85 and 87 to 100 shall be treated as cancelled respectively. The auction shall be allotted to bidder of lot number 8, 86 and 101 as the case may be.

Signature

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 04:00 PM on 10.11.2025 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 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 10.11.2025 and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by 10.11.2025. 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.

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

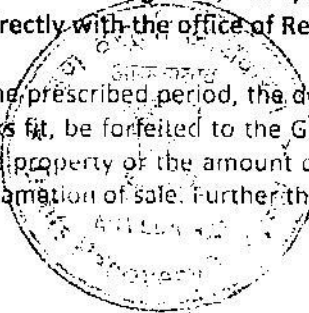
Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank Officer	Mr. Sanmat Jain Mobile No. 9753596829 E-mail: team1samb.ahm@sbi.co.in

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 101 lots, with Reserve Price as mentioned above lot.
9. The bidder shall improve offer in multiples of Rs. 2,00,000/- for Lot No. 86 and Rs. 1,00,000/- for Lot No. 1, 2, 3, 8 & 101 and Rs. 20,000/- for Lot No. 4 to 7, 9 to 85 & 87 to 100 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 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 of 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

[Signature]




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:-

Date and Time of Inspection	27.10.2025	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	10.11.2025	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	10.11.2025	Up to 05.00pm
Date and Time of E-Auction:	12.11.2025	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 16th Day of September 2025.


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



