

**DEBTS RECOVERY TRIBUNAL-I, AHMEDABAD**  
**R.C. 167/2020**  
**Baroda Gujarat Gramin Bank Vs M/s Shree Sundha Cold Storage**

Dated : **18.04.2024**

**Present** : Mr. Nitin Solanki, proxy counsel for CH Bank  
None for CDs

The proxy counsel for CH Bank stated that in the year 2023, valuation reports of unsold immovable charged properties of CD No.2, 5 & 6 were filed and vide pursis dated 10.04.2024 he has filed e-auction agency details. He requested to put these properties on auction. Request allowed. The auction will be held on the basis of market value of the properties.

**ORDER**

The auction of the following properties will be conducted as per the timeline hereunder:

(a) Description and reserve price of the charged properties: -

Lot No.	Property Description	Reserve Price in Rs.
1.	Agriculture Land of Revenue Survey No. 45P5/P1 + 45P5/P2 + 54P2 + 56P3 (New R.S.no. 89+90+93+99), A.c.no. =306 (New A/c no.406) Total area admeasuring 2-90-14 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	30,40,000/-
2.	Agriculture Land of Revenue Survey No. 60P4 + 60P5 (New R.S. no.149+148), A.c.no.=308+83 (New A/c no.408+183) Total area admeasuring 1-83-90 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	19,30,000/-
3.	Agriculture Land of Revenue Survey No. 124/P2 (New R.S.no.470), A.c.no.=500 (New A/c no.600) Total area admeasuring 1-72-69 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	18,00,000/-

Properties shall be put to public sale through electronic mode on as is where is basis. The auction will be conducted through e-auction agency **i.e. E-procurement Technologies Ltd (Auction Tiger)**. The encumbrances/Tax & statutory dues on the subject assets, if known, be displayed with sale notice. Schedule of e-Auction would be as under:

Date & Time of E-auction : **28.06.2024**

Date & Time of Inspection : **18.06.2024**

Paper Publication latest by: **26.05.2024**

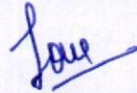
Bids/Offers will be accepted till 4.00 p.m. on  
: **26.06.2024**

(b) The CH Bank will follow the following terms and conditions while compliance of sale notice:-

- (i) CH Bank is directed to proclaim the sale in the following manner : Proclamation of sale be made at some place on or adjacent to the property by beat of drum or other customary mode, a copy of the sale notice be affixed on a conspicuous part of the concerned property at least 30 days before the public auction. Further sale notice be published in one English and one vernacular language newspaper having wide circulation where the properties are situated. A copy of the sale notice be served on the concerned CDs by RPAD or Dasti Service and another be place on the notice board of this Tribunal
- (ii) The officer of concerned branch/ARMB/SAMB is hereby appointed as Court Commissioner to proclaim the sale in the manner as stated above.
- (iii) The CH Bank shall exhaust all the permissible efforts to attract maximum bids and to realize highest amount for the properties to be auctioned.

**CH Bank is also directed to file status of immovable charged properties of CD No.3,4,7,8,9 & 10. Record reveals that an advocate Court Commissioner was appointed to take physical possession of the charged properties, CH Bank is also directed to file status of the same.**

The matter is adjourned to 10.06.2024.



**(Love Kumar)**

Recovery Officer -I,  
DRT-I, Ahmedabad



1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	Agriculture Land of Revenue Survey No. 45P5/P1 + 45P5/P2 + 54P2 + 56P3 (New R.S.no. 89+90+93+99), A.c.no. =306 (New A/c no.406) Total area admeasuring 2-90-14 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	Not Known	Not Known	No	Not Known	30,40,000/-	3,04,000/-
2.	Agriculture Land of Revenue Survey No. 60P4 + 60P5 (New R.S. no.149+148), A.c.no.=308+83 (New A/c no.408+183) Total area admeasuring 1-83-90 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	Not Known	Not Known	No	Not Known	19,30,000/-	1,93,000/-
3.	Agriculture Land of Revenue Survey No. 124/P2 (New R.S.no.470), A.c.no.=500 (New A/c no.600) Total area admeasuring 1-72-69 Hactare At: Jenal, Ta: Deesa, Dist: Banaskantha	Not Known	Not Known	No	Not Known	18,00,000/-	1,80,000/-

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.drt.auctiontiger.net>.
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.

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3. EMD shall be deposited by through RTGS/NEFT latest by till 4:00 PM on **26.06.2024** as per details as under:

Bank Name and Address	Baroda Gujarat Gramin Bank, Deesa, Banaskantha
Account Name	Sudry Deposit NEFT
Account No.	73650013201017
IFSC Code	BARB0BGGBXX
Branch	Deesa

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 5:00 PM on **26.06.2024** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by 5:00 PM **26.06.2024**. 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	M/s e-procurement Technologies Ltd. (Auction Tiger)
Address	Head Office: B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat (India).
Contact person	Mr. Ram Sharma (Mo. No. 8000023297)
Helpline Nos.	9265562818/9265562821/079-6813 6842/6869
Email Address	<a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> & <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a>
For any property related queries may contact	Mr. Gaurang Desai (Chief Manger) Mo. No. 7069607923

6. Prospective bidders are advised to visit website <https://www.drt.auctiontiger.net> 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 03 lots, with **Reserve Price as mentioned above against each lot.**
9. The bidder shall improve offer in multiples of **Rs. 10,000/- for each lot** during entire auction period.
10. The property shall be sold "**AS IS WHERE 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, by immediate next bank working day **by 5:00 P.M.** through RTGS/NEFT in the account as mentioned above.
12. **The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15<sup>th</sup> day from the date of sale of the property. If the 15<sup>th</sup> 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

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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:-

Date and Time of Inspection	18.06.2024	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD and other documents on E-auction website	26.06.2024	Up to 05.00pm
Last date of submissions of hard copies of proof of EMD and other documents with office of the Recovery Officer-I	26.06.2024	Up to 05.00pm
Date and Time of E-Auction:	28.06.2024	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 18<sup>th</sup> Day April, 2024.

*Love*

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

DEBTS

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AHMEDABAD

**DEBTS RECOVERY TRIBUNAL-I, AHMEDABAD**  
**AUCTION BID FORM**

1.	Name(s) of Bidder (In Capital)*	:	
2.	Father's/Husband's Name	:	
3.	Date of Birth & Age	:	
4.	Postal Address of Bidder(s)	:	
5.	Whether Bidder is participating of self or for others	:	
6.	If participating for others, furnish the details for whom participating along with authority letter	:	
7.	Phone / Mobile No.	:	
8.	E-mail Id	:	
9.	Bank Account Details to which EMD amount should be returned for unsuccessful bidders	:	
i)	Type of Account: Saving /Current / CC	:	
ii)	Name of Account Holder	:	
iii)	Bank A/c. No. with Bank Name	:	
iv)	IFS Code No.	:	
v)	Branch Name	:	
10.	User ID allotted by Service Provider	:	
11.	Date of Submission of Bid	:	
12.	PAN No.	:	
13.	Details of Property for Sale & Item / Lot No.	:	
14.	EMD remittance details	:	
	Date of Remittance	:	
	Name of Bank	:	
	Branch	:	
	A/c. No.	:	
	IFS Code No.	:	
	UTR No.	:	
15.	Photo ID enclosed (Tick whichever is applicable)	:	Voter ID / PAN Card /Driving License / Govt. / PSU ID Card / Photo page of Passport
16.	Bid Amount quoted	:	Rs. .... (Rupees ..... .....

**DECLARATION**

I, \_\_\_\_\_  
S/o. Shri. \_\_\_\_\_ age about \_\_\_\_\_ years,  
r/o \_\_\_\_\_, do hereby express my interest for participating in E-auction  
being conducted by the Recovery Officer-I & II, Debts Recovery Tribunal-1, Ahmedabad for  
purchase of the property & declare that I have read, understood and agree to all the terms and  
conditions mentioned in the sale notice.

**(Signature of Bidder)**

\*In case of multiple bidders, the details may be given in tabular form in a separate sheet.