

**DEBTS RECOVERY TRIBUNAL-I**

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

सत्यमेव जयते 4th Floor, Bhikhubhai Chambers, Near Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad - 380006.

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 INSTITUTION 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,

C.D. No. 1 : M/s Atri Infrastructure Pvt. Ltd.

203, Divya Sadbhav Arcade, Opp. Kid's World, Mirambica Road, Naranpura, Ahmedabad - 380013.

C.D. No. 2 : Shri Girishkumar Keshavji Patel (Director / Guarantor / Mortgagor), 9, Ranjan Co. Operative Housing Society Part - 2, Opp. Chandrika Dairy, Near Sardar Patel Colony, Naranpura, Ahmedabad - 380013.

C.D. No. 3 : Smt. Anitaben Girishkumar Patel (Director / Guarantor / Mortgagor), 9, Ranjan Co. Operative Housing Society Part - 2, Opp. Chandrika Dairy, Near Sardar Patel Colony, Naranpura, Ahmedabad - 380013.

C.D. No. 4 : Shri Sunil Haribhai Patel (Guarantor / Mortgagor),

1, Prayag Dhongadema Shivapuri Datta Mandir Road, Jain Bhuvan Artistry Center Road, Deolali, Nashik - 422101.

C.D. No. 5 : Shri Mehul Parsottambhai Patel (Guarantor / Mortgagor)

Madhav Kanpa, Tal. Bayad, District - Aravalli - 383325.

The under mentioned property will be sold by Public E - Auction Sale on 11th day of May, 2026 for recovery of sum of Rs. 15,66,88,189.09 (Rupees : Fifteen Crores Sixty Six Lacs Eighty Eight Thousand One Hundred Eight 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 recovery, 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-owner where the property belongs to defaulter and any other person as co-owners.	Reserve Price below which the property will not be sold	EMD 10% of Reserve Price or Rounded off
1.	Plot No. A-9, A-33, A-34, 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.	Rs. 2,70,00,000/-	Rs. 27,00,000/-
2.	Plot No. B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-54, B-55, B-56, B-58, B-59, B-60, B-61, B-134, B-135, B-136, B-137, B-138, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174 & B-175 of Coral City, B/h. Nalanda Township - 2, Modasa - Malpur Road, Village - Modasa, District - Sabarkantha, Gujarat.	Rs. 5,70,00,000/-	Rs. 57,00,000/-
3.	Plot No. C-23, C-24, C-25 & C-26 of Coral City, B/h. Nalanda Township - 2, Modasa - Malpur Road, Village - Modasa, District - Sabarkantha, Gujarat.	Rs. 80,00,000/-	Rs. 8,00,000/-
4.	Residential Unit Nos. B-8, B-9, B-10, B-11, B-12, B-13, B-19, B-66, B-90, B-104, B-106, B-116, B-144, B-146, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165 of Coral City, B/h. Nalanda Township - 2, Modasa-Malpur Road, Village-Modasa, District-Sabarkantha, Gujarat.	Rs. 7,30,00,000/-	Rs. 73,00,000/-
5.	Residential Unit Nos. C-16, C-17, C-19 & C-20 of Coral City, B/h. Nalanda Township - 2, Modasa - Malpur Road, Village - Modasa, District - Sabarkantha, Gujarat.	Rs. 1,40,00,000/-	Rs. 14,00,000/-
6.	Combined Lot No. 1 to 5	Rs. 17,90,00,000/-	Rs. 1,79,00,000/-

Note : Priority would be given to those bidders who bid for joint lot of properties i.e. Lot No. 6. In case bid is received for Lot No. 6 then the bids of Lot No. 1, 2, 3, 4 & 5 will be treated as cancelled.

The Prospective bidders can obtain details of area of each plot / residential unit by visiting Office of Recovery Officer - 1, Debts Recovery Tribunal - 1, Ahmedabad.

◆ Revenue assessed upon the property or any part thereof	Not Known
◆ Details of any other encumbrance to which property is liable.	Not Known
◆ Valuation also state Valuation given, if any, by the Certificate Debtor	No
◆ Claims, if any which have been put forward to the property, and any other known particulars bearing on its nature and value.	Not Known

- 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 08.05.2026** 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, Email 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 **04:00 PM on 08.05.2026** and also hardcopies along with EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **08.05.2026**. 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.
- 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, (M) : 9753596829, Email : 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 6 lots, with **Reserve Price as mentioned above lot**.
- The bidder shall improve offer in multiples of Rs. 2,00,000/- for Lot No. 2, 4 & 6 and Rs. 1,00,000/- for Lot No. 1 & 5 and Rs. 50,000/- for Lot No. 3 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	State Bank of India		
Account Name	SBI-SAMB BRANCH AHMEDABAD RECOVERY ACCOUNT		
Account No.	31606015329	IFSC Code : SBIN0004199	
Branch	SAM Branch, Ahmedabad..		

- 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.
- 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 short fall or difference between his final bid amount and the price for which it is subsequently sold.
- Schedule of auction is as under:-

Date and Time of Inspection	21.04.2026	Between 02.00 PM to 4.00 PM
Date of Uploading proof of EMD / Documents on the e-auction website	08.05.2026	Upto 04.00 PM
Last Date of submission of hard copies of proof of EMD/ Documents with the office of the Recovery Officer-I	08.05.2026	Upto 05.00 PM
Date and Time of E - Auction	11.05.2026	Between 12.00 Noon to 1.00 PM (with auto extension clause of 5 minutes, till auction completes)

- 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 07th Day of March, 2026.



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