



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. 454/2018		O.A. No. 62/2017
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Certificate Holder	Central Bank of India
	State Bank Of India, Navrangpura, C.G. Road, Ahmedabad

V/s

Certificate Debtors	SHREEM SPA & RESORTS LTD. & ORS.
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To,

CD No. 1	Shreem Spa & Resorts Limited, A Company Incorporated and registered under the Companies Act, 1956, having its Registered Office situate at 3 rd Floor, Solitaire, Nr. Shahibaug Garnala, Opp. Bombay Garage, Shahibaug, Ahmedabad-380 004.
CD No. 2	Mr. Vijaynarayan Rameshkumar Jaju, A-5/6, Deepjyoti Avenue, B/h. Circuit House, Shahibaug, Ahmedabad.
CD No. 3	Mr. Anandkumar Hasmukhbhai Patel, A/46, Krishna Bungalows, Opp. IOB Bank, Motera, Sabarmati, Ahmedabad.
CD No. 4	Mr. Hasmukhbhai Ambalal Patel, A/46, Krishna Bungalows, Opp. Swastik School, Motera-Gandhinagar Highway, Motera, Ahmedabad-380 005.
CD No. 5	M/s. Shreem Soil Development Pvt. Ltd. A Company Incorporated and Registered under the Companies Act, 1956, having its Registered Office at 302, 3 rd Floor, Solitaire Building, Opp. Bombay Garage, Shahibaug, Ahmedabad-380 004.
CD No. 6	M/s. Shreem Developers, A Partnership Firm having its office at 306, 3 rd floor, Solitaire Building, Opp. Bombay Garage, Shahibaug Ahmedabad-380 004.

The under mentioned property will be sold by **Public E-auction sale on 17th day of April, 2026** for recovery of sum of **Rs.88,72,70,093=00 (Rupees: Eighty eight crores seventy two lakhs seventy thousand ninety three only)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from **SHREEM SPA & RESORTS 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	Details of any other encumbrance to	Valuation also state Valuation given,	Claims, if any, which have been put forward to	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or
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		part thereof	which property is liable	if any, by the Certificate Debtor	the property, and any other known particulars bearing on its nature and value.		Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	Office no. 302, 3rd floor, Solitaire, Dr. Ambedkar Road, Mahavir kutir society, Shahibaug, Ahmedabad-380004.	Not known	Not known	No	Not known	45,00,000/-	4,50,000/-
2.	Office no. 306, 3rd floor, Solitaire, Dr. Ambedkar Road, Mahavir Kutir society, Shahibaug, Ahmedabad-380004.	Not known	Not known	No	Not known	40,50,000/-	4,05,000/-

- 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 **15.04.2026** 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, 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 **15.04.2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **15.04.2026**. 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. Vishnu Kumar Sharma Mobile No. 8103522858 Email: recoveryahmero@centralbank.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 2 lots, with **Reserve Price as mentioned above against each lot.**

9. The bidder shall improve offer in multiples of **Rs. 25,000/-** 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	Central Bank of India Sola Road
Account Name	AUTHORISED OFFICERS ACCOUNT
Account No.	3473309790
IFSC Code No.	CBIN0280546
Branch	LAL DARWAJA, 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. Schedule of auction is as under:-

Date and Time of Inspection	23.03.2026	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	15.04.2026	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	15.04.2026	Up to 05.00pm
Date and Time of E-Auction:	17.04.2026	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 02nd Day of March, 2026.




(Love Kumar)
I/C Recovery Officer-II
DRT-I, Ahmedabad