



**DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD**

**RP/RC No.398/2021 in O.A.No.855/2020**

Bank of Baroda.  
V/s  
M/S.Shiv Stone Crusher & Ors.

**05.12.2025**

Present: Mr.Pratik Shah, Ld.counsel for the C.H.Bank.  
None for the CDs.

The Ld. Counsel for the C.H. Bank appeared and filed a valuation report prepared by Dr. Binesh R. Pattani on 09.09.2025 in respect of the attached immovable property in question. The same is taken on record.

2. The Ld. Counsel for the C.H. Bank further requested to issue a sale notice in respect of the attached immovable property and to fix the reserve price as per the realizable value. The request of the C.H. Bank is allowed. The Registry is directed to issue the sale notice for the attached immovable property and to fix the reserve price as per the realizable value.
3. Accordingly description of properties, reserve price and EMD is hereunder:-

| Lot No. | Description of the property                                                                                                                                     | Reserve price (Rounded off) | EMD 10% or (Rounded off) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|
| 1.      | R.S.No.395, plot No.119, 120, 121,122, 123, 142, 143 & 144 Residential property, which are open plots situated at Krishna Park,Bhanvad, Dist.Dev Bhumi, Dwarka. | Rs.29.00 Lakhs              | Rs.2.90 Lakhs.           |
| 2.      | R.S.No.395, Plot No.42,43, 44,115, 116, 117 & 118 Residential property, which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi Dwarka.          | Rs.17.00 Lakhs.             | Rs.1.70 Lakhs            |
| 3.      | R.S.No.137, Plot No.7,8,9 & 10 Residential property which are opn plots situated at Navagam, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka.                                | Rs.10.00 Lakhs.             | Rs.1.00 Lakhs            |
| 4.      | R.S.No.137, Plot No.12,13 & 14 Residential property which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi Dwarka.                              | Rs.8.00 Lakhs.              | Rs.0.80 Lakhs            |
| 5.      | R.S.No.5, Plot No.8, Residential property which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi, Dwarka.                                       | Rs.3.00 Lakhs.              | Rs.0.30 Lakhs.           |
| 6.      | R.S.No.147 Paiki 4, plot No.67, Residential property which is part and parcel of Ranjitpara, Vijaypur Road, Dasaramnagar-3, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka. | Rs.1.70 Lakhs.              | Rs.0.17 Lakhs.           |

The property would be sold by way of e-auction. The sale/auction shall be governed by the prescribed terms and conditions as mentioned in the sale notice to be published in the newspapers and also detailed terms and conditions which will not be published but uploaded on the official website of e-auction agency. For the purpose, PSB Alliance (BAANKNET Auction Portal)is appointed to carry out the sale process through their official website i.e. <https://baanknet.com>

*(Signature)*

4. The schedule of auction is hereunder:-

SCHEDULE OF AUCTION

|   |                                                                                                              |                                                                                    |
|---|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 1 | Spot notice through affixation, paper publication, beating of drums, panchnama, photographs latest by        | Latest by 20/02/2026                                                               |
| 2 | Inspection of property                                                                                       | 23.03.2026 from 11am to 02.00pm                                                    |
| 3 | Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made | 06.04.2026 Upto 05.00pm                                                            |
| 4 | e-auction                                                                                                    | 07.04.2026, Between 12.00 pm to 01.00 pm (with auto extension clause of 3 minutes) |

5. The CH bank will follow the following terms and conditions while compliance of sale notice:-

- A copy of sale notice alongwith terms and conditions containing two pages be supplied to the e-auction agency which is directed to upload the sale notice alongwith terms and conditions on the website.
- A copy of sale notice along with copies of valuation reported be displayed on the Notice-Board of this Tribunal.
- The officer of concerned branch/ARMB/SAMB/SARB is hereby appointed as Court Commissioner to proclaim the sale on/near the properties by customary mode i.e. beat of drum or other customary mode by distribution of hand bills, displaying banners etc.
- The bank is directed to publish the sale notice one in English and one in Vernacular language having wide circulation where CDs are residing and also in the area where the properties are situated.
- The bank is directed to affix the sale notice on some conspicuous part of the properties ordered to be auctioned, after drawing proper panchnama and photographs of affixation as per aforesaid schedule.
- The CH bank is directed to serve copy of this order along with Form No.22 (Earlier 62) to the certificate debtors alongwith copies of valuation report at their known addresses by Regd. AD Post, at least 30 days before the date of auction.
- The CH bank shall exhaust all the permissible efforts for auction to attract maximum bids and to realize highest amount for the properties to be auctioned.

6. Detailed terms and conditions of auction are being issued separately along with Sale Notice. However as stated above detailed terms and conditions need not to be published but shall be uploaded on the website of the e-auction agency which shall form part of the sale notice. CH Bank must ensure the strict compliance.

Matter is be listed on 04.03.2026 for filing compliance and further proceedings.



  
(RAJESH KUMAR SHARMA)  
Recovery Officer-II  
DRT-II, Ahmedabad



Government of India  
Ministry of Finance  
Debts Recovery Tribunal-II,  
3<sup>rd</sup> Floor, Bhikhubhai Chambers,  
Near Kochrab Ashram, Paldi,  
Ahmedabad, Gujarat

भारतसरकार  
वित्तमंत्रालय  
ऋणवसूलीअधिकरण-II  
तीसरामाला, भिखुभाईचेम्बर्स,  
कोचरबआश्रमकेपास,पालडी, अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015]  
[See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961]  
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993  
**E-AUCTION/SALE NOTICE**  
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

|                         |                               |        |          |
|-------------------------|-------------------------------|--------|----------|
| RC NO.                  | 398/2021                      | OA No. | 855/2020 |
| Certificate Holder Bank | Bank of Baroda                |        |          |
|                         | Vs.                           |        |          |
| Certificate Debtors     | M/s.Shiv Stone Crusher & Ors. |        |          |

To

**C.D.No.1: M/s.Shiv Stone Crusher**, Sole proprietary concern of Bhavesh Dhamjibhai Shihora (Patel) having office/Business at address at Jamnpar Road, Mota Gunda, Ta.Bhanvad, Dist.Dev Bhumi Dwarka,

**C.D.No.2, Bhavesh Dhamjibha Shihora (Patel)** Mota Gunda, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka-360 510.

**C.D.No.3, Hardas Pala Dhrangu**, Vadi Area-2, Ambardi, Bhanvad, Dist.Dev Bhumi, Dwarka-360 530.

**C.D.No.4, Alpesh Dhamjibhai Shihora (Patel)**, Mota Gunda, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka-360 510.

The aforesaid CDs No. 1-4 have failed to pay the outstanding dues of **Rs.95,15,558/- (Rupees Ninety five lakhs fifteen thousand five hundred fifty eight only -/-)** as on 04.12.2020 including interest in terms of judgment and decree dated 12.11.2021 passed in O.A.No.855/2020 (Less recovery, if any) as per my order dated 05.12.2025 the under mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction <https://baanknet.com>

| Lot No. | Description of the property                                                                                                                                     | Reserve Price (Rounded off) | EMD 10% (Rounded off) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------|
| 1.      | R.S.No.395, plot No.119, 120, 121,122, 123, 142, 143 & 144 Residential property, which are open plots situated at Krishna Park,Bhanvad, Dist.Dev Bhumi, Dwarka. | Rs.29.00 Lakhs.             | Rs.2.90 Lakhs.        |
| 2.      | R.S.No.395, Plot No.42,43, 44,115, 116, 117 & 118 Residential property, which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi Dwarka.          | Rs.17.00 Lakhs.             | Rs.1.70 Lakhs         |
| 3.      | R.S.No.137, Plot No.7,8,9 & 10 Residential property which are opn plots situated at Navagam, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka.                                | Rs.10.00 Lakhs.             | Rs.1.00 Lakhs         |
| 4.      | R.S.No.137, Plot No.12,13 & 14 Residential property which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi Dwarka.                              | Rs.8.00 Lakhs.              | Rs.0.80 Lakhs         |
| 5.      | R.S.No.5, Plot No.8, Residential property which are open plots situated at Krishna Park, Bhanvad, Dist.Dev Bhumi, Dwarka.                                       | Rs.3.00 Lakhs.              | Rs.0.30 Lakhs.        |

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|
| 6. | R.S.No.147 Paiki 4, plot No.67, Residential property which is part and parcel of Ranjitpara, Vijaypur Road, Dasarnanagar-3, Ta.Bhanvad, Dist.Dev Bhumi, Dwarka. | Rs.1.70 Lakhs. | Rs.0.17 Lakhs. |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|

2. Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:-

|                          |                                                  |
|--------------------------|--------------------------------------------------|
| Beneficiary Bank Name    | Bank of Baroda.                                  |
| Beneficiary Bank Address |                                                  |
| Beneficiary Account No.  | 17570015181869                                   |
| IFSC Code                | BARBOBHANVA                                      |
| Branch                   | Bank of Baroda, Bhanvad, Dist.Dev Bhumi, Dwarka. |

3. The bid increase amount will be Rs. 10,000/- for Lot No.1 to 4.
4. Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91 -8291220220 and Mr. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com and for any property related queries may contact Shri Trilok Ghanchi Email id :- Bhanva@bankofbaroda.com.
- 5.
6. Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
7. The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
8. The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
9. Schedule of auction is as under:-

#### SCHEDULE OF AUCTION

|   |                                                                                                               |                                                                                                         |
|---|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1 | Inspection of property                                                                                        | 23.03.2026<br>Between 11.00am to 2.00pm                                                                 |
| 2 | Last date for receiving bids along with earnest money and uploading documents including proof of payment made | 06.04.2026 Upto 05.00pm                                                                                 |
| 3 | e-auction v                                                                                                   | 07.04.2026 Between 12.00 PM to 01.00 PM (with auto extension clause of 03 minutes, till E-Auction ends) |
| 1 | Inspection of property                                                                                        | 23.03.2026<br>Between 11.00am to 2.00pm                                                                 |
| 2 | Last date for receiving bids along with earnest money and uploading documents including proof of payment made | 06.04.2026 Upto 05.00pm                                                                                 |



**(RAJESH KUMAR SHARMA)**  
Recovery Officer-II  
Debts Recovery Tribunal-II  
Ahmedabad.