



**Ministry of Finance, Department of Financial Services
BEFORE THE RECOVERY OFFICER,
DEBTS RECOVERY TRIBUNAL-II,**

4th Floor, Bhikhubhai Chamber, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad-380006.

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024]
[See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961]
READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

E-AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC NO.	52/2023	OA No.	165/2022
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Certificate Holder Bank	STATE BANK OF INDIA
Vs.	
Certificate Debtors	M/S SHIV CONSTRUCTION & ORS.

To,

C.D.No.1 M/s.Shiv Construction (A partnership Firm), Plot No.8, Chandravila Bungalows, Nr.Harsiddhi Temple, Behind Gujarat Housing Board, City Rajpipla, Dist. Narmada, Gujarat-393 145.

M.A.No.Mandir Residency, Sub District Nadod, Village Vadia, Block survey No.195, City Rajpipla, District Narmada, Gujarat-393 145.

C.D.No.2- Mr.Vallabhbhai Pragjibhai Italia, (As partner of M/s.Shiv Construction and Guarantor), A-67, Sneh Milan Bungalows, B/h.Hira Mandir, Nan Varacha, Surat-395 006.

C.D.No.3- Mr. Hiren Vallabhbhai Italia, (As partner of M/s.Shiv Construction and Guarantor), A-67, Sneh Milan Bungalows, B/h. Hira Mandir, Nan Varacha, Surat-395 006.

C.D.No.4, Mr.Chiragkumar Damjibhai Lukhi (As partner of M/s.Shiv Construction and Guarantor) 68, Laxminagar society, Division-2, Nr.Sarthana, Jakataka, Sarthana, Surat-395 006.

The aforesaid CDs No. 1 to 2 have failed to pay the outstanding dues of **Rs.6,70,00,000/- (Rupees Six Crores Seventy Lacs only/-)** as on 13.5.2023 including interest in terms of judgment and decree dated 13.5.2023 passed in O.A.No. 165/2022(Less recovery, if any) as per my order dated 27.2.2026 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% or (Rounded off)
1	PLOT No.'s 1 to 56 (excluding Plot No. 32,42,49,54 & 560- Total 51 plots) situated in the scheme known as Manmandir Residency at the land bearing block No.195, Lying and being in the village limits of Mouje, Vadia in the registration district - Narmada, and Sub-district- Nandod together with construction standing thereon (Admeasuring Area of the 51 plots is 4,424.85 Sq mtrs)	Rs. 700 Lakhs	Rs. 70 Lakhs

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

(Signature)
27/2

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	State Bank of India
Beneficiary Bank Address	SBI, Stressed Assets Recovery Branch, 2nd Floor, Samyak Status, Opp. Dr. Amin School, Diwalipura Main Road, Vadodara- 390007
Beneficiary Account No.	40253211845
IFSC Code	SBIN0001141

- 1) The bid increase amount will be Rs. 1,00,000/- for Lot No. 1.
- 2) 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.
- 3) Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- 4) The prospective bidders are advised to adhere to a payment schedule of 25% (minus EMD) immediately after the 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.
- 5) 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.
- 6) Schedule of auction is as under:-

SCHEDULE OF AUCTION

1	Inspection of property	23.4.2026 Between 11.00AM to 2.00 PM
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	27/4/2026 upto 05.00PM
3	e-auction	28/4/2026 Between 12.00PM to 01.00PM (with auto extension clause of 03 minutes, till e-Auction ends)



(Rajesh Kumar Sharma)
27/4/26
(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL -II
AHMEDABAD