



Government of India
Ministry of Finance
Debts Recovery Tribunal-II,
3rd 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 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 DUE TO BANK AND FINANCIAL INSTITUTIONS ACT,
1993

E-AUCTION/SALE NOTICE

THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC NO.	59/2023	OA No.	524/2021
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Certificate Holder Bank	State Bank of India
Vs.	
Certificate Debtors	M/s. Gurukrupa Engineering

To,

C.D.No.1: M/s. Gurukrupa Engineering, Through Prop. Shri Jaykumar Ajaybhai Patel and Principal Co-Borrower as well as Hypothecator (s)

C/34, Sahjannad Bungalows, Dabhoi Waghodia Ring Road, Soma Talav, Vadodara 390025

And /Or: Plot No. 857/3, Makarpura GIDC, Makarpura, Vadodara 390014, Gujarat.

And/Or: Plot No.859/2C, Makarpura GIDC, Makarpura, Vadodara 390014, Gujarat.

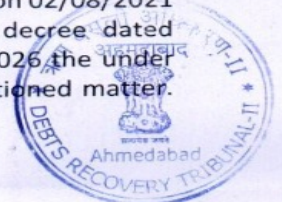
C.D.No.2: Shri Jaykumar Ajaybhai Patel, Proprietor of the Defendant No.1 and in Personal Capacity as well as Guarantor & Mortgagor

C/34, Sahjannad Bungalows, Dabhoi Waghodia Ring Road, Soma Talav, Vadodara 390025

And /Or: Plot No. 857/3, Makarpura GIDC, Makarpura, Vadodara 390014, Gujarat.

And /Or: Plot No.859/2C, Makarpura GIDC, Makarpura, Vadodara 390014, Gujarat.

The aforesaid CDs No. 1 & 2 have failed to pay the outstanding dues of **Rs.1,40,30,210/- (Rupees One Crore Forty Lac Thirty Thousand Two Hundred Ten only)** as on 02/08/2021 including interest (Less Recovery, if any) in terms of judgment and decree dated 07/07/2023 passed in O.A.No. 524/2021 as per my order dated 07/05/2026 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>



	Description of the property	Reserve price (Rounded off)	EMD 10% or (Rounded off)																																				
1	Land bearing Old R.S. No. 727, Block No. 529 Paiki southern side Tower B, VMP Plaza, Shop No. 1-5, Office No. 10 -12 of Village Mouje Bill, Registration District: Vadodara, Sub-District: Vadodara and is bounded as under: East: Vatsalya Vatika after complex Road West: Shop No. 6 of VMP Plaza North: 20.00 Mtr Road South: Block No. 536 The details with area is as under: <table> <tr> <th>Floor</th><th>Shop/Office No.</th><th>B/A/Area (Sq. Mtrs)</th><th>Undevided land Area (Sq. Mtrs)</th></tr> <tr> <td>1st Floor</td><td>Shop No. 1</td><td>25.641</td><td>14.99</td></tr> <tr> <td>1st Floor</td><td>Shop No. 2</td><td>17.7022</td><td>10.35</td></tr> <tr> <td>1st Floor</td><td>Shop No. 3</td><td>17.7072</td><td>10.35</td></tr> <tr> <td>1st Floor</td><td>Shop No. 4</td><td>17.7072</td><td>10.35</td></tr> <tr> <td>1st Floor</td><td>Shop No. 5</td><td>16.9751</td><td>9.92</td></tr> <tr> <td>1st Floor</td><td>Office No. 10</td><td>15.9903</td><td>9.35</td></tr> <tr> <td>1st Floor</td><td>Office No. 11</td><td>21.4762</td><td>12.55</td></tr> <tr> <td>1st Floor</td><td>Office NO. 12</td><td>26.1176</td><td>15.27</td></tr> </table>	Floor	Shop/Office No.	B/A/Area (Sq. Mtrs)	Undevided land Area (Sq. Mtrs)	1 st Floor	Shop No. 1	25.641	14.99	1 st Floor	Shop No. 2	17.7022	10.35	1 st Floor	Shop No. 3	17.7072	10.35	1 st Floor	Shop No. 4	17.7072	10.35	1 st Floor	Shop No. 5	16.9751	9.92	1 st Floor	Office No. 10	15.9903	9.35	1 st Floor	Office No. 11	21.4762	12.55	1 st Floor	Office NO. 12	26.1176	15.27	Rs. 80.00 Lakhs	Rs.08.00 Lakhs
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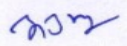
Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name & Address	SBI, Stressed Assets Recovery Branch, 2 nd Floor, Samyak Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara-390007.
Account Name	SBI, SARB, Vadodara
Account No.	40253211845
IFSC Code	SBIN0001141
Branch	Sayajiganj, Vadodara

- 1) The bid increase amount will be Rs. 50,000/- 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 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.
- 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	16/06/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	22/07/2026 Upto 05.00pm
3	e-auction	23/07/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends)


(ANUBHA DUBEY)
RECOVERY OFFICER - I
DRT-II, AHMEDABAD

