



DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD

RP/RC No.36/2025 in O.A.No.421/2021

Punjab National Bank.

V/s

M/s.Ayka Corportion & Ors./

06.04.2026

Present: Mr.V.N.Sevak, Ld.counsel for the C.H.Bank.
None for the CDs.

The Ld. Counsel for the C.H. Bank has filed I.A. No. 108/2026 along with an application under Section 25(AA) of the Recovery of Debts and Bankruptcy Act, 1993, seeking appointment of a Court Receiver to take physical possession of the mortgaged immovable property of CDs namely :-

ALL THAT AN IMMOVABLE PROPERTIES BEING SHOPS (A) A SHOP NO. 152 BEARING HOUSE NO. 272/49 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (B) A SHOP NO. 153 NEARING HOUSE NO. 272/50 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (C) A SHOP NO.154 BEARING HOUSE NO. 272/51 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT, CONSTRICTED OVER THE PROPERTIS BEING NON AGRICULTURAL LANDS BEARING SURVEY NOS 753/1, 753/2, 753/3, 753/4, 753/5, 753/6 AND 754 TOTALLY ADMEASURING 5567 SQUARE METERS, SITUATED AT VILLAGE DABHEL, NANI DAMAN, WITHIN THE JURISDICTION OF DABHEL GROUP GRAM PANCHAYAT AREA, WITHIN REGISTRATION SUB DISTRICT DAMAN.

*BOUNDRIES OF THE SHOP NO. 152
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 155
NORTH BY WIDE PASSAGE
SOUTH BY SHOP NO 153*

*BOUNDRIES OF THE SHOP NO. 153
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 156
NORTH BY SHOP NO. 152
SOUTH BY SHOP NO. 154*

*BOUNDRIES OF THE SHOP NO. 154
EAST BY WIDE PASSAGE
WESTBY SHOP NO 157
NORTH BY SHOP NO. 153
SOUTH BY OPEN TO SKY*

It is observed that the said property is presently in the custody and possession of the CDs. The CH Bank has requested that the auction of the attached immovable property be scheduled, and the e-auction is fixed for 29.05.2026.

For conducting a successful auction, it is necessary for the CH Bank to take physical possession of the property in question. In the event the possession remains with the CDs, prospective purchasers may not come forward to participate in the auction.

It is further observed that the CDs have neither settled the matter nor paid any amount to the CH Bank, and a substantial amount remains outstanding against them.

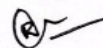
In view of the above, the request of the C.H. Bank is hereby allowed. The application submitted by the C.H. Bank has been duly considered, and the available records have been perused. After careful examination, the following order is passed:-

ORDERS

1. Request of the CH Bank for the actual/Physical possession of the mortgaged property i.e ALL THAT AN IMMOVABLE PROPERTIES BEING SHOPS (A) A SHOP NO. 152 BEARING HOUSE NO. 272/49 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (B) A SHOP NO. 153 BEARING HOUSE NO. 272/50 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (C) A SHOP NO. 154 BEARING HOUSE NO. 272/51 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT', CONSTRUCTED OVER THE PROPERTIES BEING NON AGRICULTURAL LANDS BEARING SURVEY NOS 753/1, 753/2, 753/3, 753/4, 753/5, 753/6 AND 754 TOTALLY ADMEASURING 5567 SQUARE METERS, SITUATED AT VILLAGE DABHEL, NANI DAMAN, WITHIN THE JURISDICTION OF DABHEL GROUP GRAM PANCHAYAT AREA, WITHIN REGISTRATION SUB DISTRICT DAMAN.
BOUNDRIES OF THE SHOP NO. 152
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 155
NORTH BY WIDE PASSAGE
SOUTH BY SHOP NO 153

BOUNDRIES OF THE SHOP NO. 153
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 156
NORTH BY SHOP NO. 152
SOUTH BY SHOP NO. 154

BOUNDRIES OF THE SHOP NO. 154
EAST BY WIDE PASSAGE
WEST BY SHOP NO 157
NORTH BY SHOP NO. 153
SOUTH BY OPEN TO SKY is hereby approved and **Advocate Ms.Jayshree N.Rathod** is hereby appointed as court receiver for the purpose of taking physical possession of property.
2. The court commissioner/ court receiver will give one week advance notice to the CDs/Third party before proceeding to take possession. If the property is found locked after due notice to concerned third party/occupant, the court receiver would be entitled to break open the locks by following due process of law. Inventory of items in the property be made and the Panchnama be drawn. Whole Process be videographed.
3. In Case of any hindrance from any person/third party during process of physical possession, the Court receiver is hereby entitled to take necessary police assistance from the local police station / Authorities. Further, Local Police Station / Authorities is also hereby directed to provide the necessary police assistance to the Court receiver , if demanded.
4. Beside above, the court receiver is directed to serve a copy of this order to the concerned police station and CDs/Third party by way of authorised modes of service at least one week prior to date so fixed for possession.



5. The Court Receiver will be entitled for a fee of Rs. 25,000/- plus out-of-pocket expenses. The Court Receiver is directed to file his report on or before the next date of hearing. The C.H. Bank is hereby directed to assist the Court Receiver appointed by this Tribunal and also to ensure payment is made after submission of the Court Receiver's report.

Matter be listed on 22.05.2026 for filing the compliance and further proceedings.



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



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

3rd Floor, Bhikhubhai Chamber, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad-380006.

RC No.	36/2025	OA. No.	421/2021
Punjab National Bank.		Certificate Holder Bank/FI	
V/s			
M/s. Ayka Corporation & Ors.		Certificate Debtors	

To
Advocate Ms. Jayshree N. Rathod,
41, Nilkanthvarmi Complex, Times of India Press Road,
Vejalpur, Ahmedabad-380 051.

Pursuant to the powers conferred under the Recovery of Debts and Bankruptcy Act, 1993 and in furtherance of the Recovery Certificate issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Ahmedabad in RC No. 36/2025, you are hereby appointed as the Court Receiver to take **physical possession** of the below-mentioned Mortgaged immovable property of the CD No. 1.

You are directed to :-

1. Take physical possession of the said property peacefully and as per due process of law.
2. Send an advance notice to the CDs intimating them about the proposed physical possession of the mortgaged immovable property.
3. Serve and affix the possession notice on a conspicuous part of the said property.
4. Draw and sign the Panchnama in the presence of two independent witnesses.
5. Take photographs evidencing the affixation and condition of the property at the time of possession.
6. Coordinate with the local Police Station if assistance is needed.
7. Submit a detailed compliance report/affidavit, along with Panchnama, photographs, and necessary documents before this Tribunal within a stipulated period.
8. You are authorized to take assistance from the Certificate Holder Bank for taking the Physical Possession of the mortgaged property mentioned at the Schedule -II(E)(ii).
9. Whole process be videographed and inventory of items to be made.
10. As per the order dated 06.04.2026, you are entitled to an amount of Rs. 25,000/- towards the fee plus out-of-pocket expenses as fixed by this Tribunal. You may raise the claim for the said amount to the Certificate Holder Bank after submitting the Court Receiver's Report.

Schedule of Property.

1. ALL THAT AN IMMOVABLE PROPERTIES BEING SHOPS (A) A SHOP NO. 152 BEARING HOUSE NO. 272/49 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (B) A SHOP NO. 153 NEARING HOUSE NO. 272/50 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (C) A SHOP NO. 154 BEARING HOUSE NO. 272/51 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT, CONSTRICTED OVER THE PROPERTIS BEING NON AGRICULTURAL LANDS BEARING SURVEY NOS 753/1, 753/2, 753/3, 753/4, 753/5, 753/6 AND 754 TOTALLY ADMEASURING 5567 SQUARE METERS, SITUATED AT VILLAGE DABHEL, NANI DAMAN, WITHIN THE JURISDICTION OF DABHEL GROUP GRAM PANCHAYAT AREA, WITHIN REGISTRATION SUB DISTRICT DAMAN.
BOUNDRIES OF THE SHOP NO. 152
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 155
NORTH BY WIDE PASSAGE
SOUTH BY SHOP NO 153

25/

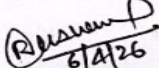
BOUNDRIES OF THE SHOP NO. 153
EAST BY WIDE PASSAGE
WEST BY SHOP NO. 156
NORTH BY SHOP NO. 152
SOUTH BY SHOP NO. 154

BOUNDRIES OF THE SHOP NO. 154
EAST BY WIDE PASSAGE
WESTBY SHOP NO 157
NORTH BY SHOP NO. 153

SOUTH BY OPEN TO SKY 208, 213, 214, 219 OF VILLAGE, MANJALPUR, TA. &
DIST.VADODARA.

Given under my hand and the seal of the Tribunal, on 06.04.2026




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

DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD

RP/RC No.36/2025 in O.A.No.421/2021

Punjab National Bank

Vs.

M/s.Ayka Corporation & Ors.

06.04.2026

Present: Mr. V.N.Sevak, Ld.counsel for the CH Bank.
None for the CDs.

The Ld. Counsel for the CH Bank has appeared and filed compliance affidavit along with panchnama, photographs of notice affix to the property, postal receipt, track record. The same is taken on record.

2. The Ld.counsel has also filed a pursis along with the valuation report of the attached Immovable properties of the CDs and bank details for scheduling the auction of the property in question. The same is taken on record.
3. The Ld.counsel has requested to issue sale notice and fix up the reserve price of the property as per the market value. The request of the CH Bank is allowed.
4. The registry is directed to issue sale notice and fix up the reserve price as per the market value.
5. 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.	ALL THAT AN IMMOVABLE PROPERTIES BEING SHOPS (A) A SHOP NO. 152 BEARING HOUSE NO. 272/49 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (B) A SHOP NO. 153 NEARING HOUSE NO. 272/50 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (C) A SHOP NO.154 BEARING HOUSE NO. 272/51 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT, CONSTRICTED OVER THE PROPERTIS BEING NON AGRICULTURAL LANDS BEARING SURVEY NOS 753/1, 753/2, 753/3, 753/4, 753/5, 753/6 AND 754 TOTALLY ADMEASURING 5567 SQUARE METERS, SITUATED AT VILLAGE DABHEL, NANI DAMAN, WITHIN THE JURISDICTION OF DABHEL GROUP GRAM PANCHAYAT AREA, WITHIN REGISTRATION SUB DISTRICT DAMAN. BOUNDRIES OF THE SHOP NO. 152 EAST BY WIDE PASSAGE WEST BY SHOP NO. 155 NORTH BY WIDE PASSAGE SOUTH BY SHOP NO 153 BOUNDRIES OF THE SHOP NO. 153 EAST BY WIDE PASSAGE WEST BY SHOP NO. 156 NORTH BY SHOP NO. 152 SOUTH BY SHOP NO. 154 BOUNDRIES OF THE SHOP NO. 154 EAST BY WIDE PASSAGE WESTBY SHOP NO 157 NORTH BY SHOP NO. 153 SOUTH BY OPEN TO SKY	Rs.36.00 Lakhs	Rs.3.60 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, C1 India Pvt. Ltd. is appointed to carry out the sale process through their official website i.e. i.e. <https://baanknet.com>.

6.. 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 24.04.2026
2	Inspection of property	30.04.2026 11am to 02.00pm
3	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	28.05.2026 Upto 05.00pm
4	e-auction	29.05.2026, Between 12.00 pm to 01.00 pm (with auto extension clause of 3 minutes)

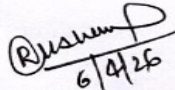
7. The CH bank will follow the following terms and conditions while compliance of sale notice:-

- 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.

8. 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 30.04.2026 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,
3rd Floor, Bhikhubhai Chambers,
Near Kochrab Ashram, Paldi,
Ahmedabad, Gujarat

भारतसरकार
वित्तमंत्रालय
ऋणवसूली अधिकरण-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 and Bankruptcy Act, 1993 (RDB Act)

E-AUCTION/SALE NOTICE

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

RP/RC NO.	36/2025	OA No.	421/2021
Certificate Holder Bank	PUNJAB NATIONAL BANK		
	Vs.		
Certificate Debtors	M/S.AYKA CORPORATION		

To,
C. D. No. 1, M/S.AYKA CORPORATION,
A Partnership Firm,
Office No.153, Centre Point, Ist Floor, Above OBC Bank,
Somnath, Dabhel, Nani Daman-396 210.
C.D.No.2, Sahil Basir Shaikh,
Address :- 704-Anmol Tower, Vapi Silvassa Road, Imran Nagar, Vapi,
C.D.No.3, Asfaq Basir Shaikh,
Address :- 105-Maher Apartment, Kabrastan Road, Vapi.

The aforesaid CDs No. 1 to 3 have failed to pay the outstanding dues of **Rs.1,26,13,542.25/- (Rupees One crores twenty six lakhs thirteen thousand five hundred forty two and twenty five paise only/-)** as on 23.06.2021 including interest in terms of judgment and decree dated 20.03.2021 passed in O.A.No.421/2021 (Less recovery, if any) as per my order dated 06.04.2026 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.	ALL THAT AN IMMOVABLE PROPERTIES BEING SHOPS (A) A SHOP NO. 152 BEARING HOUSE NO. 272/49 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (B) A SHOP NO. 153 BEARING HOUSE NO. 272/50 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT' (C) A SHOP NO.154 BEARING HOUSE NO. 272/51 ADMEASURING 320 SQUARE FEET SUPER BUILT UP AREA, LYING AND LOCATED ON THE FIRST FLOOR OF THE BUILDING KNOWN AS 'CENTRE POINT, CONSTRUCTED OVER THE PROPERTIS BEING NON AGRICULTURAL LANDS BEARING SURVEY NOS 753/1, 753/2, 753/3, 753/4, 753/5, 753/6 AND 754 TOTALLY ADMEASURING 5567 SQUARE METERS, SITUATED AT VILLAGE DABHEL, NANI DAMAN, WITHIN THE JURISDICTION OF DABHEL GROUP GRAM PANCHAYAT AREA, WITHIN REGISTRATION SUB DISTRICT DAMAN.	Rs.36.00 Lakhs.	Rs.3.60 Lakhs.

BOUNDRIES OF THE SHOP NO. 152 EAST BY WIDE PASSAGE WEST BY SHOP NO. 155 NORTH BY WIDE PASSAGE SOUTH BY SHOP NO 153		
BOUNDRIES OF THE SHOP NO. 153 EAST BY WIDE PASSAGE WEST BY SHOP NO. 156 NORTH BY SHOP NO. 152 SOUTH BY SHOP NO. 154		
BOUNDRIES OF THE SHOP NO. 154 EAST BY WIDE PASSAGE WESTBY SHOP NO 157 NORTH BY SHOP NO. 153 SOUTH BY OPEN TO SKY		

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	Punjab National Bank.
Beneficiary Bank Address	
Account Name	Sundry/NPA/SARFAESI/Auction related
Beneficiary Account No.	832300317118A
IFSC Code	ARMB SURAT.

- 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 and for any property related queries may contact Shri.Bharat Thakkar, Mobile No.9825017680.
- 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	30.04.2026 Between 11.00AM to 2.00 PM
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made	28.05.2026 Upto 05.00pm
3	e-auction	29.05.2026 Between 12.00 PM to 01.00PM (with auto extension clause of 03 minutes, till E-Auction ends)



Rajesh P
6/4/26
(RAJESH KUMAR SHARMA)
Recovery Officer-II

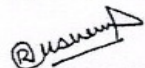
TERMS AND CONDITIONS OF SALE

1. The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
2. All the payments shall be made through RTGS/NEFT in the account details of which are given in the sale notice.
3. The Bid increase amount shall be as mentioned in the Public Sale Notice.
4. The highest bid received shall become the base price auction for that particular property and bidders shall be allowed to increase the bids beyond that amount and the amount by which each bid is to be as mentioned in the sale notice.
5. Any person, unless disqualified, may submit bid which shall be accompanied by the earnest money not less than 10% of the reserve price or as prescribed in auction sale notice as decided by the Recovery Officer and uploaded on the website. The amount in the case of the successful bidder shall be adjusted towards the consideration amount and in case of unsuccessful bidders, the same shall be returned at the close of the Auction to all concerned through RTGS/NEFT in the same accounts from which transaction is made to deposit the EMD. The prospective bidders are also advised to give complete details of their accounts.
6. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid, IMMEDIATELY after being declared as highest bidder (H1). As regards declaration as H1 is concerned, the concerned e-auction agency is directed to send an e-mail (if possible auto-generated) immediately after completion of bid process as per schedule to the H1 that he is the highest bidder advising him to deposit 25% of bid money minus the amount paid as earnest money immediately. For the purpose of this provision, the meaning of word 'immediately' means same day but if bank timing is over, immediately means next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned in sale notice.
7. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of the 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 in sale notice. 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.
8. The purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Register, DRT-II, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-II, DRT-II, Ahmedabad. The poundage fee Draft should be separately prepared in favour of 'The Registrar, DRT-II, Ahmedabad' and payment of poundage fee will not be accepted through RTGS/NEFT in any circumstances.
9. In case of default of payment within the prescribed period, the deposit, after deduction of 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.
10. The bidder shall give his full name and complete address and state clearly whether he is submitting bid for himself or on behalf of another and in the latter case furnish proper authority (in original) in that regard and the full name and complete address of such party his PAN/TAN Number and photocopy thereof. In case of proper authority, the decision of Recovery Officer taken at the time of confirmation of sale shall be final.
11. The properties shall ordinary be sold in the same order in which they appear in the proclamation.
12. In case of stay of sale or Recovery Proceeding by any superior court of Competent Jurisdiction, the auction may either be postponed/cancelled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
13. The property is sold on "as is where is/on what is" basis, Prospective bidders are advised to peruse/verify copies of title deeds/documents, if any available with concerned branch of CH Bank and may make, their own inquiries regarding encumbrances, search results

(R)

- and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, lien, charges, statutory dues, etc. before submitting the bid.
14. In any circumstances, the property will not be sold below reserve price as specified in the Sale Proclamation/Sale Notice.
 15. Any one of the following documents alone will be accepted as ID proof, viz. (a) Voters ID Card/Aadhar Card (b) PAN CARD; or (c) Ration Card carrying Photo and the name of the bidder(s); or (d) Valid Driving Licence with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s). The bids be submitted online as per schedule and hard copies of the documents alongwith proof of EMD be submitted to the Recovery Officer-II, DRT-II, Ahmedabad so as to reach on or before the last date of submission of bids.
 16. Incomplete/bids without proper EMD, bids not in conformity with the terms and conditions of sale and bids submitted after the stipulated date and time will be summarily rejected.
 17. No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
 18. In the event of postponement/cancellation of auction/sale after submission of the bids, on the EMD submitted by the bidders will be returned in their respective accounts for which no interest or charges will be paid.
 19. The Particulars of property given in the sale proclamation have been stated to the best of the information of the Recovery Officer thereafter the Recovery Officer shall not be answerable for any error or omission.
 20. If for any reason the sale is not confirmed or is set aside, or stayed, the consideration money paid will be refunded to the auction purchaser. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations/encumbrance, if any.
 21. The sale, in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale, provided full bid amount and poundage fee is deposited as stipulated and there are no objections from any side.
 22. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid form shall be entertained.
 23. All expenses incidental thereto shall be borne by the auction purchaser.
 24. The Recovery Officer has the absolute right to accept or reject a bid or to postpone/cancel the notified auction-sale without assigning any reasons.
 25. NRI (Non Resident Indian) bidders must necessarily enclose a photo copy of his/her passport and submit their bid duly endorsed by the Indian Embassy/High Commission/Consulate.
 26. Sale Certificate will be issued only to the auction purchaser or to the person duly authorised by the auction purchaser, for this purpose after verification of original Identification Card (IDs) and submission of self certified copies of these IDs. In case of authorisation original ID's of both the auction purchaser as well as of the authorised person are mandatory.
 27. All terms & conditions mentioned hereinabove shall be binding to the bidder/auction process.




(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DRT-II, AHMEDABAD