



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.	19/2017	OA No.	528/2014
Certificate Holder Bank		Bank of India	
Vs.			
Certificate Debtors		M/s. Raj Constructions & Ors.	

To,

C.D.No.1: M/s. raj Constructions, Proprietary firm Office : AB-106, Subhalaxmi Bunglows Nr. Unnati Vidyalaya, Zadeshwar Road Bharuch - 392 011

C.D.No.2: Mr. Vijaysinh Chandrasinh Raj, Proprietor Bungalow No. 106, Subhalaxmi Bunglows. Zadeshwar Road Bharuch - 392 011

C.D.No.3: Ranjanaben Vijaysinh Raj, AB-106, Subhalaxmi Bunglows Zadeshwar Road Bharuch - 392 011

The aforesaid CDs No. 1 - 3 have failed to pay the outstanding dues of **Rs. 5,99,86,111.00 (Rupees Five Crore Ninety Nine Lakhs Eighty Six Thousand One Hundred Eleven only)** (Less Recovery, if any) as on 16/10/2014 including interest in terms of judgment and decree dated 11/01/2017 passed in O.A.No. 528/2014 as per my order dated 02/05/2026 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>

Lot - I

"Sai Sarjan", Nr. Over Bridge NH No.8, Dhavat Sadhli Road, Village & Sub Dist.- Karjan, Dist- Vadodara.

Sr. No.	Types of Plot	Stage of Construction	Type	Plot Area (Sq.Mtr.)	Built-Up Area (Sq.Mtr.)
1	AAA/1	Open plot only (no construction)	3BHK	199.26	0
2	AAA/2	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	127.6	50.1
3	AAA/3	G.F. and Completed occupied	F.F. and 3BHK	127.6	113.7



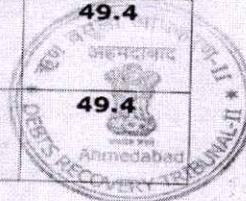
4	AAA/4	G.F. and Completed occupied	F.F. and	3BHK	127.6	113.7
5	AAA/5	G.F. and Completed occupied	F.F. and	3BHK	127.6	113.7
6	AAA/6	Completed occupied someone	and by	3BHK	132.25	113.7
7	AAA/7	G.F. and Completed	F.F.	3BHK	152.25	113.7
8	AAA/8	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
9	AAA/9	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
10	AAA/10	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
11	AAA/11	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
12	AAA/12	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
13	AAA/13	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
14	AAA/14	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	127.6	50.1
15	AAA/15	G.F.- Lintel Level, Brick Masonry Walls without plaster		3BHK	208.64	50.1
16	AAA/16	Ground Level up to footing foundation works		3BHK	191.17	50.1
17	AAA/17	Ground Level up to footing foundation works		3BHK	127.6	50.1
18	AAA/18	Ground Level up to footing foundation works		3BHK	127.6	50.1
19	AAA/19	Ground Level up to footing foundation works		3BHK	127.6	50.1
20	AAA/20	Ground Level up to footing foundation works		3BHK	127.6	50.1



21	AAA/21	Open plot only (no construction)	3BHK	127.6	0
22	AAA/22	Open plot only (no construction)	3BHK	171	0
23	AAA/23	Open plot only (no construction)	3BHK	224.94	0
24	AAA/24	Open plot only (no construction)	3BHK	144.33	0
25	AA-1/25	Completed and occupied by someone	3BHK	118.4	103.80
26	AA-1/26	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
27	AA-1/27	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
28	AA-1/28	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
29	AA-1/29	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
30	AA-1/30	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
31	AA-1/31	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	167.75	49.4
32	AA-1/33	G.F. RCC slab roofing, Brick Masonry walls inside plaster is completed. F.F. RCC slab roofing, Brick masonry wall inside plaster is completed	3BHK	97.96	103.8
33	AA-1/34	G.F. RCC slab roofing, Brick Masonry walls plaster. F.F. RCC slab roofing, Brick Masonry wall without plaster	3BHK	97.96	103.8
34	AA-1/36	Completed and occupied	3BHK	134.2	49.4
35	AA-1/37	Completed and occupied by someone	3BHK	238.38	103.8
36	AA-1/38	G.F. RCC slab roofing, Brick Masonry walls	3BHK	97.96	103.8



		inside plaster is completed. F.F. RCC slab level Brick Masonry walls without plaster (slab not casted)			
37	AA-1/39	G.F. RCC slab roofing, Brick Masonry walls inside plaster is completed. F.F. RCC slab level Brick Masonry walls without plaster	3BHK	97.96	103.8
38	AA-1/40	G.F. RCC slab roofing, Brick Masonry walls inside plaster is completed. F.F. RCC slab level Brick Masonry walls without plaster	3BHK	97.96	103.8
39	AA-1/41	G.F. RCC slab roofing, Brick Masonry walls inside plaster is completed. F.F. RCC slab level Brick Masonry walls without plaster	3BHK	97.96	103.8
40	AA-1/42	G.F. RCC slab roofing, Brick Masonry walls inside plaster is completed. F.F. RCC slab level Brick Masonry walls without plaster	3BHK	97.96	103.8
41	AA-1/43	G.F. is completed and occupied. FF is completed	3BHK	97.96	103.8
42	AA-1/44	G.F. & F.F. completed and occupied.	3BHK	107.71	103.8
43	AA-1/45	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	99.54	49.4
44	AA-1/46	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
45	AA-1/47	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4



46	AA-1/48	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
47	AA-1/49	G.F. Completed	3BHK	97.96	49.4
48	AA-1/50	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
49	AA-1/51	G.F.- Lintel Level, Brick Masonry Walls without plaster	3BHK	97.96	49.4
50	AA-1/52	G.F. up to footing foundation work	3BHK	97.96	49.4
51	AA-1/53	G.F. up to footing foundation work	3BHK	130.11	49.4
52	AA/56	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	2BHk	97.96	47.5
53	AA/57	G.F. Completed	2BHk	97.96	47.5
54	AA/59	Completed and occupied by someone	2BHk	97.96	47.5
55	AA/60	G.F. is completed	2BHk	97.96	47.5
56	AA/66	Completed & Vacant	2BHk	97.96	47.5
57	AA/67	Completed and occupied by someone	2BHk	97.96	47.5
58	AA/68	Completed and occupied by someone	2BHk	97.96	47.5
59	AA/69	G.F. is completed	2BHk	97.96	47.5
60	AA/70	Completed	2BHk	214.13	47.5
61	AA/71	Completed and occupied by someone	2BHk	189.96	47.5
62	AA/72	G.F. RCC slab roofing, Brick Masonry walls inside and outside plaster is completed	2BHk	97.96	47.5
63	AA/73	Completed and occupied	2BHk	97.96	47.5
64	AA/74	Completed and occupied	2BHk	97.96	47.5
65	AA/75	Completed and occupied	2BHk	97.96	47.5



66	AA/76	Completed occupied someone and by	2Bhk	97.96	47.5
67	AA/77	Completed occupied someone and by	2Bhk	97.96	47.5
68	AA/78	Completed occupied someone and by	2Bhk	107.71	47.5
69	AA/81	G.F. is completed by Mr. Limbachiya Vijay	2Bhk	97.96	47.5
70	AA/82	Completed occupied and	2Bhk	97.96	47.5
71	AA/83	Completed occupied and	2Bhk	97.96	47.5
72	AA/84	Completed occupied and	2Bhk	97.96	47.5
73	AA/86	G.F. up to footing foundation work	2Bhk	97.96	47.5
74	AA/87	G.F. up to footing foundation work	2Bhk	126.86	47.5
75	A/88	G.F.- Lintel Level, Brick Masonry Walls without plaster	1Bhk	94.24	29
76	A/89	G.F.- Lintel Level, Brick Masonry Walls without plaster	1Bhk	65.43	29
77	A/90	Completed occupied &	1Bhk	65.43	29
78	A/91	G.F. Slab Level, Brick Masonry Walls without plaster	1Bhk	65.43	29
79	A/92	Completed occupied &	1Bhk	65.43	29
80	A/93	Completed Occupied &	1Bhk	65.43	29
81	A/94	Completed Occupied &	1Bhk	65.43	29
82	A/95	Completed occupied someone & by	1Bhk	65.43	29
83	A/99	Completed occupied by Mr. Mukesh Padhiyar &	1Bhk	65.43	29
84	A/100	Completed occupied &	1Bhk	65.43	29



85	A/101	Completed occupied	&	1BHK	65.43	29
86	A/102	Completed occupied	&	1BHK	65.43	29
87	A/103	Completed occupied	&	1BHK	65.43	29
88	A/104	Completed occupied	&	1BHK	65.43	29
89	A/105	Completed occupied by Mr. Ajaysinh Raj	&	1BHK	162.55	58
90	A/106	Completed occupied	&	1BHK	158.64	29
91	A/107	Completed occupied by Mr. Pravinchandra Patel	&	1BHK	65.43	29
92	A/109	Completed occupied and by someone		1BHK	65.43	29
93	A/110	G.F. RCC slab roofing, Masonry walls inside and outside plaster is completed		1BHK	65.43	29
94	A/111	Completed occupied and		1BHK	65.43	29
95	A/112	Completed occupied and		1BHK	65.43	29
96	A/113	Completed occupied and		1BHK	95.35	29
97	A/114	G.F. is completed occupied		1BHK	65.43	29
98	A/115	Completed occupied and		1BHK	65.43	29
99	A/116	Completed occupied and		1BHK	65.43	29
100	A/117	Completed occupied and		1BHK	65.43	29
101	A/118	G.F. RCC slab roofing, Masonry walls inside and outside plaster is completed		1BHK	65.43	29
102	A/119	G.F. RCC slab roofing, Masonry walls inside and outside plaster is completed		1BHK	65.43	29



103	A/120	Completed and occupied	1BHK	65.43	29
104	A/121	Completed and occupied	1BHK	65.43	29
105	A/122	G.F. RCC slab roofing, Brick walls inside and outside plaster is completed	1BHK	65.43	29
106	A/123	Completed and occupied	1BHK	93.96	29
107	A/125	Completed and occupied	1BHK	65.43	29
108	A/126	Completed and occupied	1BHK	65.43	29
109	A/127	Completed and occupied	1BHK	65.43	29
110	A/128	G.F. RCC slab roofing, Brick walls inside and outside plaster is completed	1BHK	65.43	29
111	A/129	Completed and occupied	1BHK	65.43	29
112	A/131	90% Completed and occupied	1BHK	65.43	29
113	A/132	Completed and occupied	1BHK	65.43	29
114	A/133	Completed and occupied	1BHK	65.43	29
115	A/134	Road	1BHK	0	29
116	A/135	Completed and occupied	1BHK	65.43	29
117	A/136	Completed and occupied by Mr. Harivadan Bhagat	1BHK	65.43	29
118	A/137	Completed and occupied	1BHK	65.43	29
119	A/138	Completed and occupied	1BHK	65.43	29
120	A/139	G.F. RCC slab roofing, Brick walls inside and outside plaster is completed	1BHK	65.43	29
121	A/140	G.F. RCC slab roofing, Brick walls	1BHK	65.43	29



		inside and outside plaster is completed			
122	A/141	Completed and occupied	1BHK	65.43	29
123	A/142	G.F. RCC slab roofing, Masonry walls inside and outside plaster is completed	1BHK	171.84	29

Reserve Price for all these units (single lot) is Rs. 11,00,00,000/-.
EMD for this lot is Rs. 1,10,00,000/-

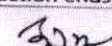
Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com>. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details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

Beneficiary Bank Name	Bank of India
Beneficiary name	Ahmedabad Recovery Branch
Branch Address	ARB Branch, 5 th Floor, Bank of India Building, Bhadra Ahmedabad-380001.
Beneficiary Account No.	205490200000033
IFSC Code	BKID0002054

- 1) The bid increase amount will be Rs. 5,00,000/- for single lot respectively,
- 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 query contact Mr. Manish Gupta, Senior Manager (Contact No: 7696696546).
- 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	11/06/2026 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	16/07/2026 Upto 05.00pm
3	e-auction	17/07/2026 Between 12.00pm to 01.30pm (with auto extension clause of 03 minutes, till E-Auction ends)


(Anubha Dubey)
RECOVERY OFFICER - I
DRT -II, AHMEDABAD