



DEBTS RECOVERY TRIBUNAL – II, AHMEDABAD

RP No.117/2019

Bank of Baroda

Vs.

M/s Mehul Construction & Ors.

15.06.2026

Present: Ms. Smita for Mr. C R Abichandani, Ld. Counsel for
the CH Bank.

None for CDs.

The Ld. Counsel for the CH Bank appeared and filed a pursis stating therein that the Certificate Debtors had earlier filed a pursis dated 27/02/2026 seeking deferment of further proceedings on the ground that they had requested the Bank to grant extension of time under the alleged One Time Settlement (OTS) proposal and that the said request was under consideration. It is submitted that the Bank, after due consideration, rejected the request of the Certificate Debtors for extension of time under the OTS vide communication to M/s. Mehul construction. The same is taken on record.

Thereafter, she filed a service affidavit of SCN u/s 25(a) along with the proof of track record, panchnama & photographs. The same is taken on record. On perusal of this service affidavit, it is seen that the Officer of the CH Bank had visited the addresses of the uncharged properties belonging to the CDs mentioned in the notice. During the visit to the addresses of the CDs only two properties i.e. 1. Non-Agricultural Land; at village; Nagedi, Tal; Jamnagar Gramya, Dist; Jamnagar, Revenue Survey No 50, Khata No. 439 Land Area; 0-47-62 (hector, sq.mtr) and 2. Agricultural Land, at village; Nagedi, Tal; Jamnagar Gramya, Dist; Jamnagar, Revenue Survey No 33, Khata No. 439 Land Area; 0-43-44 (hector, sq.mtr) were successfully traced by the Officer and SCN u/s 25(a) has been affixed on the conspicuous part of the properties. The remaining uncharged properties could not be traced due to mismatch in boundary details as per records and additionally, due to non-cooperation by Talati/Village Panchayat authorities due to Local Body Elections across the State Scheduled on 26.04.2026 and lack of cooperation by nearby local residents, which has further restricted the identification process, despite efforts made by Officer of the CH Bank.

Thereafter she filed a pursis seeking direction to Talalti/ Mamlatdar & District Inspector Land Record (DILR) & Panchayat to co-operate with the Officer of the CH Bank in identification and

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demarcation the boundary of subject of remaining uncharged properties to enable the CH Bank to proceed further in the matter. The same is taken on record. On request of the CH Bank, the concerned revenue authorities/ Talati/Mamlatdar and the DILR having jurisdiction over Village Retakalavad, Tal; Bhanvad, Dist. Devbhumi Dwarka are directed to co-operate with the CH Bank in identification and demarcation of the following two properties:

1. Agricultural Land; at village; Retakalavad, Tal; Bhanvad, Dist, Devbhumi Dwarka, Revenue Survey No 859, Khata No. 184 Land Area: 1-07-03 (hector, sq.mtr).
2. Agricultural Land; at village, Retakalavad, Tal; Bhanvad. Dist: Devbhumi Dwarka, Revenue Survey No 514, Khata No. 1259 Land Area; 1-96-39 (hector, sq.mtr).

& the concerned revenue authorities/ Talati/Mamlatdar and the DILR having jurisdiction over Village; Bhangor, Tal; Bhanvad, Dist. Jamnagar are directed to co-operate with the CH Bank in identification and demarcation of the following three properties:

1. Agricultural Land; at village; Bhangor, Tal; Lalpur, Dist; Jamnagar, Revenue Survey No 968, Khata No. 926 Land Area; 0-75-04 (hector, sq.mtr), (1st charge of Central Bank of India as informed by the CH Bank).
2. Agricultural Land; village; Bhangor, Tal; Lalpur, Dist; Jamnagar, Revenue Survey No 1049, Khata No. 926 Land Area; 0-89-11 (hector, sq.mtr), (1st charge of Central Bank of India as informed by the CH Bank).
3. Agricultural Land; at village; Bhangor, Tal; Lalpur, Dist; Jamnagar, Revenue Survey No 370, Khata No. 354 Land Area; 1-49-15 (hector, sq.mtr), (1st charge of Central Bank of India as informed by the CH Bank).

Agm
The CH Bank is directed to ensure service of this order to the concerned revenue authorities/ Talati/Mamlatdar and the DILR. Thereafter, she requested for issuance of form no. 16 & 52 for those properties on which SCN u/s 25(a) has been served. Request of the CH Bank is hereby allowed. The registry is directed to issue Form No.16 & 52.

The CH Bank is directed to serve the same by way of RPAD and Dasti/Affixation and file compliance report on or before the next date.

Thereafter, he filed a service affidavit of of form no. 22 order dated 27.02.2026 along with proof of postal receipts, track reports, photographs. The same is taken on record. Thereafter, she stated that

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last auction was failed due to want of bids. On perusal of record, it is seen that the CDs had filed objection against the last auction by sale notice dated 27.02.2026 bearing I.A. No. 156/2026 but since the impugned auction has been failed and no one is pursuing the I.A. No. 156/2026 so the same is hereby disposed of being infructuous. The Ld. Counsel for the CH Bank also filed a pursis, alongwith fresh valuation report dated 09/03/2026. The same is taken on record. Thereafter, she requested to schedule the auction fixing the reserve price on the Fair Market value of the valuation report dated 09/03/2026 or as the court may deem fit in the interest of the recovery.

2. Valuation report dated 09/03/2026 of valuer AEXOCORP was perused. Let the first sale notice may be issued fixing the reserve price on Fair Market of the property.

3. Accordingly description of properties, reserve price and EMD based is hereunder:-

Lot No.	Description of the property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1	Flat No. 401, Ashirvad Apartment, Mayur Nagar, Near Prajapati Vadi, Revenue Survey No. 144/Paiki, Plot No. 132, 133, New Survey No. 364/132 of Sheet NO. 226, Jamnagar.	Rs. 08.00Lakhs	Rs. 00.80 Lakhs
2	Flat No.402, Ashirvad Apartment, Mayur Nagar, Near Prajapati Vadi, Revenue Survey No. 144/Paiki, Plot No. 132, 133, New Survey No. 364/132 of Sheet NO. 226, Jamnagar.	Rs. 08.00Lakhs	Rs. 00.80 Lakhs
3	Flat No. 501, Ashirvad Apartment, Mayur Nagar, Near Prajapati Vadi, Revenue Survey No. 144/Paiki, Plot No. 132, 133, New Survey No. 364/132 of Sheet NO. 226, Jamnagar.	Rs. 08.00Lakhs	Rs. 00.80 Lakhs
4	Flat No. 502, Ashirvad Apartment, Mayur Nagar, Near Prajapati Vadi, Revenue Survey No. 144/Paiki, Plot No. 132, 133, New Survey No. 364/132 of Sheet NO. 226, Jamnagar.	Rs. 08.00Lakhs	Rs. 00.80 Lakhs
5	Flat No. 503, Ashirvad Apartment, Mayur Nagar, Near Prajapati Vadi, Revenue Survey No. 144/Paiki, Plot No. 132, 133, New Survey No. 364/132 of Sheet NO. 226, Jamnagar.	Rs. 06.50Lakhs	Rs. 00.65. Lakhs

4. 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

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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>

5. The details of the property, reserve price and EMD are hereunder:

SCHEDULE OF AUCTION

1	Spot notice through affixation, paper publication, beating of drums, panchnama, photographs latest by	Latest by 10.07.2026
2	Inspection of property	20.07.2026, 11am to 02.00pm
3	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	18.08.2026 Up to 05.00pm
4	e-auction	19.08.2026, Between 12.00pm to 01.00pm (with auto extension clause of 3 minutes, till E-Auction ends)

6. 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 and it 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

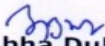
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addresses by Regd. AD Post, at least 30 days before the date of auction.

- The CH bank shall exhaust all the permissible efforts for auction to attract maximum bids and to realise highest amount for the properties to be auctioned.
- The CH Bank shall ensure publication of sale notice on official website of e-auction agency.

7. Detailed terms and conditions of auction are being issued separately alongwith 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 be listed on **23.07.2026** for compliance affidavit by the CH bank.


(Anubha Dubey)
Recovery Officer-I
DRT-II, Ahmedabad