



DEBTS RECOVERY TRIBUNAL-I

Ministry of Finance,

Department of Financial Service,

Government of India

4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram

Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015]
[See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E- AUCTION/SALE NOTICE

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

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 2238/2005			O.A. No. 169/1999
Certificate Holder	Bank of Baroda		
	V/s		
Certificate Debtors	M/s. Jilichem Laboratories & Ors.		

To,

CD No. 1	M/s. Jilichem Laboratories (India) Limited, a company having its Reg. Office at 3, Lalitkunj Society, Opp St Xavier's Ladies Hostel, Nr. Swastik Char Rasta, Navrangpura, Ahmedabad -380 009. And factory at:- Jilichem Industrial Estate, Plot no. 1,2,3,5 & 6 of Survey No. 143/1 (Paikar) Plot no. 1 at & Post Adhana, Ta. Kalol, District Mehsana OR Plot no.2008, GIDC, Phase-IV, Vatva, Ahmedabad
CD No. 2	Shri Ramanlal L. Shah, 2-Pankaj Apartment, Opp. Jain Temple, Bhatta Nr. Dutta Society, Paldi, Ahmedabad -380 007.
CD No. 3	Leena Ramanlal Shah, 2-Pankaj Apartment, Opp. Jain Temple, Bhatta Nr. Dutta Society, Paldi, Ahmedabad -380 007.
CD No. 4	M/s. Jilichem Laboratories (India) Limited, Jilichem House, 3, Lalitkunj Society, Opp St Xavier's Ladies Hostel, Nr. Swastik Char Rasta, Navrangpura, Ahmedabad -380 009. And factory at:- Plot No. 2008, GIDC, Phase-IV, GIDC, Vatva, Ahmedabad -382 445.
CD No. 5	M/s. Zeal Bio-Synth Pvt Limited, Jilichem House, 3, Lalitkunj Society, Opp St Xavier's Ladies Hostel, Nr. Swastik Char Rasta, Navrangpura, Ahmedabad -380 009. And factory at:- Plot No. 2008, GIDC, Phase-IV, GIDC, Vatva, Ahmedabad -382 445.

The under mentioned property will be sold by Public E-auction sale on 29th day of August, 2026 for recovery of sum of Rs. 2,88,67,881=89p/-. (Rupees Two Crore Eighty Eight Lacs Sixty Seven Thousand Eight Hundred Eighty One and Paise Eighty Nine Only)(Decretal amount) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/s. Jilichem Laboratories & Ors.

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property	Revenue assessed upon the	Details of any other	Valuation also state	Claims, if any, which	Reserve Price below which the property	EMD 10% of Reserve
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	belongs to defaulter and any other person as co-owners.	property or any part thereof	encumbrance to which property is liable	Valuation given, if any, by the Certificate Debtor	have been put forward to the property, and any other known particulars bearing on its nature and value.	will not be sold	price or Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	Plot No. 1, 2, 3, 5 & 6 of Survey No. 143/1/paiki situated at Adhana, Ta. Kalol, Dist. Mehsana.	Not known	Not known	No	Not known	23,60,00,000 /-	2,36,00,000 /-

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
- The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited latest by till 05:00 PM on **27.08.2026** in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 05:00 PM on **27.08.2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **27.08.2026**. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
- Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Name and Designation Branch Manager	Mr. Ashutosh Kumar Mishra, Chief Manager Contact No. 91+ 9711393810 E-mail: armahm@bankofbaroda.bank.in

- Prospective bidders are advised to visit website <https://baanknet.in> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 01 lot, with **Reserve Price as mentioned above lot**.
- The bidder shall improve offer in multiples of **Rs. 2,00,000/-** during entire auction period.

10. 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.
11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.in> by immediate next bank working day **by 5:00 P.M.** through RTGS/NEFT as per the details as under:

Bank Name and Address	Bank of Baroda, ZOSAR Branch, BOB Tower, 4 th Floor, Near Law Garden, Ellisebridge, Ahmedabad-380006
Account Name	SARFAESI AUCTION PROCEEDS COLLECTION AC
Account No.	25990015181869
IFSC Code No.	BARBOARMAHM (5 th character is Zero)
Branch	ZOSAR Branch, Ahmedabad

12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of 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 above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favor of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.
13. In case of default of payment within the prescribed period, the deposit, after deduction 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. 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.
14. Schedule of auction is as under:-

Date and Time of Inspection	10.08.2026	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD and other documents on E-auction website	27.08.2026	Up to 05.00pm
Date and Time of E-Auction:	29.08.2026	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 09th Day of July, 2026.


(Love Kumar)
I/C Recovery Officer-II
DRT-I, Ahmedabad