



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

4th Floor, Bhikhubhai Chamber, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad-380006.

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 AND BANKRUPTCY ACT, 1993

**E-AUCTION/SALE NOTICE
THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION**

RP/RC NO.	442/2018	OA No.	86/2015
Certificate Holder Bank	STATE BANK OF INDIA		
	Vs.		
Certificate Debtors	M/S BAPUBHAI D KADAM & ORS.		

To,

CD No. 1. Bapubhai Dhavjibhai Khadam, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

CD No.2. Dhavaliya Dhavji, At & Post: Khadakval Patel Falia Tal Kaporada Dist. Valsad

CD No.3. Smt. Mainiben Dhavjibhai, At & Post: Khadakval Patel Falia Tal Kaporada Dist. Valsad

CD No.4. Laxmanbhai Kamabhai, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

CD No.5. Bapjibhai Kamabhai, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

CD No.6. Shitarambhai Kamabhai, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

CD No.7. Lachuben Kamabhai, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

CD No.8. Kalubhai Somabhai Kadam, At & Post: Khadakval Patel Falia, Tal Kaporada Dist. Valsad

The aforesaid CDs No 1 to 8 have failed to pay the outstanding dues of Rs.24,88,833.91/- (Rupees Twenty Four Lacs Eighty eight thousand eight hundred and thirty three and ninety one paise only/-) as on 30.6.2024 including interest in terms of judgment and decree dated 11.7.2013 passed in O.A.No. 86/2015 (Less recovery, if any) as per my order dated 10.7.2024 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://eportal.nclt.com>.

Lot No.	Description of the property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1	Lot 1-(Item A) Agricultural land bearing Old Survey No. 114, New Survey No. 203, Khata No. 80, New Khata No. 180, adm-0-30-35, Mouje- Khadakval Village- Taluka- Kaporada, Distt. Valsad	6,00,000/-	60,000/-
2	Lot 2-(Item B) Agricultural land bearing Old Survey No. 156, New Survey No. 397, Khata No. 80, New Khata	4,00,000/-	40,000/-

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	No. 180, adm-0-20-23, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad		
3	Lot 3-(Item C) Agricultural land bearing Old Survey No. 168, New Survey No. 249, Khata No. 80, New Khata No. 180, adm-0-64-75, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	13,00,000/-	1,30,000/-
4	Lot 4-(Item D) Agricultural land bearing Old Survey No. 178, New Survey No. 275, Khata No. 80, New Khata No. 180, adm-0-20-23, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	4,00,000/-	40,000/-
5	Lot 5-(Item E) Agricultural land bearing Old Survey No. 179, New Survey No. 274, Khata No. 80, New Khata No. 180, adm-1-08-25, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	32,00,000/-	3,20,000/-
6	Lot 6-(Item F) Agricultural land bearing Old Survey No. 181, New Survey No. 259, Khata No. 80, New Khata No. 180, adm-2-29-66, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	46,00,000/-	4,60,000/-
7	Lot 7-(Item G) Agricultural land bearing Old Survey No. 182, New Survey No. 258, Khata No. 80, New Khata No. 180, adm-1-58-64, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	31,50,000/-	3,15,000/-
8	Lot 8-(Item H) Agricultural land bearing Old Survey No. 183, New Survey No. 260, Khata No. 80, New Khata No. 180, adm-0-28-33, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	5,70,000/-	57,000/-
9	Lot 9-(Item I) Agricultural land bearing Old Survey No. 218, New Survey No. 300, Khata No. 80, New Khata No. 180, adm-0-61-71, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	12,00,000/-	1,20,000/-
10	Lot 10-(Item J) Agricultural land bearing Old Survey No. 446, New Survey No. 945, Khata No. 80, New Khata No. 180, adm-0-39-46, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	8,00,000/-	80,000/-
11	Lot 11-(Item K) Agricultural land bearing Old Survey No. 452, New Survey No. 938, Khata No. 80, New Khata No. 180, adm-1-14-32, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	23,00,000/-	2,30,000/-
12	Lot 12-(Item L) Agricultural land bearing Old Survey No. 464, New Survey No. 908, Khata No. 80, New Khata No. 180, adm-0-41-48, Mouje- Khadakval, Village- Taluka- Kaprada, Distt. Valsad	8,00,000/-	80,000/-

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



10/7

Beneficiary Bank Name	STATE BANK OF INDIA
Beneficiary Bank Address	JAIL ROAD, TA DHARAMPUR, VALSAD
Beneficiary Account No.	37608201398
IFSC Code	SBIN0001044

- 1) The bid increase amount will be Rs. 10,000/- for above Lot No. 1 TO 12 above.
- 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. The concerned branch manager Ms. Hemlata Prasad may be contacted for further queries regarding the auction.
- 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 to a payment schedule of 25% (minus EMD) immediately after the 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	13/8/2026 Between 11.00 AM to 2.00 PM.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	10/9/2026 Upto 05.00PM.
3	e-auction	11/9/2026 Between 12.00PM to 01.00PM (with auto extension clause of 03 minutes till e-Auction ends)



Rajesh Kumar Sharma
18/7/2026
(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL -II
AHMEDABAD