DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD

RP/RC No. 590/2016 & OA No. 194/2015

BANK OF BARODA
V/s.
M/S NAJIRHUSSAIN ISTIYAQHUSSAIN NAQVI & Ors.

11.8.2026

Present: Sh. Ghanshyam Chasiya, Ld Counsel for the CH Bank.
None for the CDs

The Ld. Counsel for CH Bank appeared and filed a preponement application in IA No. 1908/2026 which was allowed and accordingly, the matter was fixed today. He has requested to issue fresh sale notice fixing the reserve price at distress value as compared to the last auction price or as the court may deem fit in interest of the recovery. Auction order was issued on 15.6.2026 but the CH bank failed to comply to the said order. The CH bank was directed to file auction compliance on 21.7.2026 but it failed to file the same. Hence, the matter was fixed on 15.9.2026. The CH bank requested to reschedule auction at the last price.

2. Therefore, request of the CH Bank is allowed by fixing the auction at same value as per the last order. Let the sale be made fixing the reserve price at same value as per the last order dated 13.3.2026 & 15.6.2026 (i.e. at Rs. 54,00,000/-).

3. It is made clear that reserve price is not a price on which property will be necessarily sold. Rather reserve price is always an indicative price and in case of such distress sales through courts, if the reserve price is kept at competitive level, there are chances of participating more and more prospective buyers and possibility of success of sale is always more and also properties may fetch higher price.

4. Accordingly description of properties, reserve price and EMD based on the fair market value is hereunder:-

Lot No.	Description of the property	Reserve price (Rounded off)	EMD 10% or (Rounded off)
1	Mobhiyana Mota, Rev Sur No.36, paiki 2, Near To Shri Sant Muldas Temple, Near to Dungar Parada, Village & Zinzka Village Mandal Village to Mobhiyana Mota main Road, Rajula,Distt. Amreli	Rs. 54 Lakhs	Rs. 5.40 Lakhs

5. 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as mentioned in the sale notice to be published in the newspapers and also detailed terms and conditions which will not be published but uploaded on the official website of e-auction agency.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, For the purpose, baanknet portal is appointed to carry out the sale process through their official website i.e. https://baanknet.com

6. The Schedule of Auction is hereunder:

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Contd on 2..

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SCHEDULE OF AUCTION

1	Spot notice through affixation, paper publication, beating of drums, panchnama, photographs latest by	Latest by 2/9/2026
2	Inspection of property	7/9/2026 Between 11.00 AM to 2.00 PM
3	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	5/10/2026 Upto 05.00PM
4	e-auction	**6/10/2026 Between 12.00PM to 01.00PM** (with auto extension clause of 03 minutes, till e-Auction ends)

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 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 a 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 realise the highest amount for the properties to be auctioned.
- The CH Bank shall ensure publication of sale notice on official website of e-auction agency.

8. 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 **7.9.2026** for compliance affidavit by the CH bank.

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(Rajesh Kumar Sharma)
Recovery Officer-II
DRT-II, Ahmedabad

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.	590/2016	OA No.	194/2015

Certificate Holder Bank	BANK OF BARODA
	Vs.
Certificate Debtors	NAJIRHUSSAIN ISTIYAQHUSSAIN NAQVI

To,
C.D No.1- MR.NAJIRHUSSAIN ISTIYAQHUASSAIN NAQVI, At village- Mota Mobhiyana,Taluka - Rajula, Distt.- Amreli, Gujarat365555

The aforesaid CDs No. 1 has failed to pay the outstanding dues of **Rs.47,39,378/-(Rupees Forty Seven Lakh Thirty Nine Thousand Three Hundred and Seventy Eight only/-)** as on 9.2.2015 including interest in terms of judgment and decree dated 28.12.2016 passed in O.A.No. 194/2015(Less recovery, if any) as per my order dated 11.8.2026 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	Mobhiyana Mota, Rev Sur No.36, paiki 2, Near To Shri Sant Muldas Temple, Near to Dungar Parada, Village & Zinzka Village Mandal Village to Mobhiyana Mota main Road, Rajula,Distt. Amreli	Rs. 54 Lakhs	Rs. 5.40 Lakhs

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:

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Beneficiary Bank Name	BANK OF BARODA
Beneficiary Bank Address	Rajula Branch, Amreli, Gujarat
Beneficiary Account No.	95560015181869
IFSC Code	BARBODBRAJU

1) The bid increase amount will be Rs. 25,000/- for Single lot.
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 Sr. Manager Sh. Tigga Samir, Mob- 96876-90760, 97231-30611 may be contacted for further queries.
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	7/9/2026 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	5/10/2026 Upto 05.00PM
3	e-auction	**6/10/2026 Between 12.00PM to 01.00PM** (with auto extension clause of 03 minutes, till e-Auction ends)

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(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL –II
AHMEDABAD

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 a 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, IMMEDIATELYafter 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 the immediate first bank working day through RTGS/NEFT in the account as mentioned in the 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 the Recovery Officer taken at the time of confirmation of sale shall be final.
11. The properties shall ordinarily 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.

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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 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. Anyone 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 should 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.

be 20. If for any reason the sale is not confirmed.or is set aside, or stayed, the consideration paid will be refunded to purchasers. money the auction 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 from 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.

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(Rajesh Kumar Sharma)
Recovery Officer-II,
DRT-II, Ahmedabad