



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. 101/2021	O.A. No. 66/2019
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Certificate Holder	Federal Bank Ltd.
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V/s

Certificate Debtors	Kamleshbhai Chhotubhai Shah & Anr.
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To,	CD NO. 1	Kamleshbhai Chhotubhai Shah, 501- Amardip Flats, Behind CNG Pum, Nana Chiloda, Naroda, Ahmedabad-382330.
	CD NO. 2	Pinkiben Kamleshbhai Shah, 501- Amardip Flats, Behind CNG Pum, Nana Chiloda, Naroda, Ahmedabad-382330.

The under mentioned property will be sold by Public E-auction sale on 21st Day of May, 2025 for recovery of sum of Rs. 67,26,480/- (Rupees Sixty Seven Lakh Twenty Six Thousand Four Hundred Eighty Only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from Kamleshbhai Chhotubhai Shah & Anr.

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which the property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off

1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	All that piece and parcel of freehold immovable property being Flat No. E/302 on Third Floor, Having Area admeasuring 78.69 Sq. Mtrs. (Net Built-up area) alongwith terrace Rights admeasuring 78.69 Sq. Mtrs in the total land of the scheme at and in Siddhi Vinayak (Valol) Co-Operative Housing Ltd. in the scheme known as 'Nilkanth Villa' situated at land bearing Survey No. 369/2 & 369/3 being final plot No. 49/2 of town planning Scheme No. 13 of Mouje Valol Taluka - Gandhinagar.	Not known	Not known	No	Not known	35,60,000/-	3,56,000/-

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.bankeauctions.com>
- 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 by through RTGS/NEFT latest by **19.05.2025** as per details as under:

Beneficiary Bank Name	Federal Bank Ltd.
Beneficiary Account No.	06102200000014
IFSC Code No.	FDRLO000610
Branch	LCRD/Ahmedabad Division
Address	Shop No. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema, Near Lake and Garden, Motera, Ahmedabad, Gujarat-380005

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 4:00 PM on **19.05.2025** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad by 19.05.2025**. 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	C1 India Pvt. Ltd.
Address	3 rd Floor, Plot No. 68 sector-44, Gurgaon, Haryana - 122003.
Contact person	Mr. Bhavik Pandya, Mobile No. +91 8866682937
Email	gujarat@c1india.com & support@bankauctions.com
Landline	7291981124/1125/1126
Bank Officer	Shailendra Kumar Pandey Mobile No. 8606145550

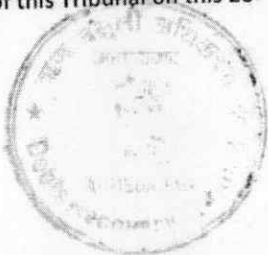
Email ID. ahdicrd@federalbank.co.in

6. Prospective bidders are advised to visit website <https://www.bankeauctions.com> for detailed terms & conditions and procedure of sale before submitting their bids.
7. The property shall not be sold below the reserve price.
8. The property shall be sold in 1 lots, with Reserve Price as mentioned above lot.
9. The bidder shall improve offer in multiples of Rs. 10,000/- during entire auction period.
10. The property shall be sold "AS IS WHEREIS 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, by immediate next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned above.
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 favour 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. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
15. Schedule of auction is as under:-

Date and Time of Inspection	08.05.2025	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	19.05.2025	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	19.05.2025	Up to 05.00pm
Date and Time of E-Auction:	21.05.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

16. 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 28th Day of March, 2025.



(Signature)
(Love Kumar)
Recovery Officer-I
DRT-I, Ahmedabad