

DEBTS RECOVERY TRIBUNAL-I

Ministry of Finance, Department of Financial Service, Government of India
2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Psalil, 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 IN ACCORDANCE WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 005/2020

O.A. No. 376/2017

Certificate Holder **THE COSMOS CO-OP. BANK LTD, UNIVERSITY, AHMEDABAD**

Certificate Debtors **M/S. SHREE KANKESHWARI AGRO PVT. LTD. & OTHERS**

To,	
C/D NO. 1	M/s. Shree Kankeshwari Agro Pvt. Ltd. Survey No 142/1, Bavla Sanand Road, At Lodariyal, Taluka Bavla, Dist. Ahmedabad
C/D NO. 2	Mr. Kaushikbhai Pramodbhai Gandhi 16-A, Umiyapark Society, Opp. BAPS Mandir, Bavla, Dist. Ahmedabad-382 220.
C/D NO. 3	Mrs. Vaishali Kaushikumar Gandhi 16-A, Umiyapark Society, Opp. BAPS Mandir, Bavla, Dist. Ahmedabad-382 220
C/D NO. 4	Mr. Rajeshkumar Kanayyalal Thakkar E-14, Sanjanand Residency-2, B/h. S.M. Patel School Bavla, Dist. Ahmedabad-3822
C/D NO. 5	M/s. Shree Kankeshwari Agro Industries, through its proprietor Mr. Kaushikbhai P. Gandhi, A Proprietorship firm, Survey No. 142/1, Bavla Sanand Road, At Lodariyal, Taluka Bavla, Dist. Ahmedabad

The under mentioned property will be sold by Public E-auction sale on 30 June, 2022 for recovery of sum of Rs.26,80,87,702.39 (Rupees: Twenty Eight Crore Eighty Lac Eighty Seven Thousand Seven Hundred Two and Thirty Nine Paise 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 CERTIFICATE DEBTORS & OTHERS

DESCRIPTION OF PROPERTY

No. of Lots	Description of the property to be sold with the understanding that 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 property is liable	Valuation also state valuation given by any of the Certificate Debtor	Claims, if any which have been put forward to the property and any other person 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
1	Installed Plant & Machinery other assets were engaged in processing of raw rice. M/s. Shree Kankeshwari Agro Pvt. Ltd. Survey No. 142/1, Bavla Sanand Road, Lodariyal Bavla, District Ahmedabad.	Not known	Not known	No	Not known	Reserve Price in Rs. 5,86,00,000/-	56,60,000/-
2	All that piece of parcel of immovable property being leasehold right in Non Agriculture use land admeasuring about 12414 sq mtrs., bearing city survey no. 142/1 situated lying and being at mouje, Lodariyal Taluka, Sanand within the registration Sub-District, Sanand and District Ahmedabad.	Not known	Not known	No	Not known	3,19,75,000/-	31,97,500/-
3	All that piece and parcel of immovable property bearing plot / Bungalow No. 16/A, having plot area admeasuring about 174 Sq. Mtrs. Together with construction admeasuring about 150 Sq. Mtrs. (Ground Floor & First Floor) Standing thereon of Umiva Park Scheme on land bearing Final Plot No.59 of Town Planning Scheme No. 1 (allotted in lieu of amalgamated Revenue Survey No. 53/1 + 54/1 + 54/2 Paik) situated lying and being at Mouje / Bavla, Taluka, Bavla, with the registration Sub-District Bavla, And District Ahmedabad.	Not known	Not known	No	Not known	68,68,000/-	6,86,800/-
4	All that piece and parcel of immovable property being Nonagricultural land admeasuring about 9531 sq mtrs. comprising of (i) Land admeasuring about 304 sq. mtrs. bearing block 1 survey no.661/2 (ii) Land admeasuring about 2630 sq mtrs. bearing block survey no. 665/1 (iii) Land admeasuring about 2327 Sq mtrs. bearing block / Survey No. 663/2 (iv) land admeasuring about 4350 sq mtrs. bearing block/survey No.663/3 all situated and being at mouje, Bavla, Taluka, Bavla, with the registration Sub-District Bavla, And District Ahmedabad.	Not known	Not known	No	Not known	1,44,00,000/-	14,40,000/-
5	All that piece of parcel property bearing : I. Godown No.8 having plot area admeasuring about 109.72 sq mtrs. together with construction admeasuring about 98.14 sq mtrs. together with undivided share in the road & parking admeasuring about 59.95 sq mtrs. aggregating about 169.64 sq mtrs. II. Godown No.9 having plot area admeasuring about 111.20 sq mtrs. together with construction admeasuring about 98.14 sq mtrs together with undivided share in the road & parking admeasuring about 59.95 sq mtrs. aggregating about 171.12 sq mtrs. III. Godown No.10 having plot area admeasuring about 114.54 sq mtrs. together with construction admeasuring about 102.66 sq mtrs. together with undivided share in the road & parking ad measuring about 59.95 sq mtrs. aggregating about 177.16 sq mtrs. IV. Godown No. 11 having plot area admeasuring about 116.95 sq mtrs. together with construction admeasuring about 105.38 sq mtrs. together with undivided share in the road & parking ad measuring about 59.95 sq mtrs. aggregating about 176.87 sq mtrs. V. Godown No.12 having plot area admeasuring about 119.36 sq. mtrs. together with construction admeasuring about 107.79 sq. mtrs. together with undivided share in the road & parking admeasuring about 59.95 sq mtrs. aggregating about 177.28 sq mtrs. VI. Godown No.13 having plot area admeasuring about 120.79 sq. mtrs. together with construction admeasuring about 109.32 sq mtrs. together with undivided share in the road & parking admeasuring about 59.95 sq mtrs. aggregating about 180.71 sq mtrs. VII. Godown No. 14 having plot area admeasuring about 123.18 Sq. mtrs. together with construction admeasuring about 111.69 sq mtrs. together with undivided share in the road & parking ad measuring about 59.95 sq mtrs. aggregating about 193.10 sq mtrs. Total 7 (Seven) Godown having total plot area admeasuring about 815.74 sq mtrs. together with total construction admeasuring about 735.02 sq mtrs. all godown situated in M/s. Shree Kankeshwari Agro Pvt. Ltd. together with undivided share in the road & parking admeasuring about 419.44 sq mtrs. forming part of the bearing revenue survey no 1235 making aggregating about 1235.18 sq. mtrs. situate lying & being at mouje, Bavla, Taluka: Bavla, with the registration Sub-District Bavla and District Ahmedabad.	Not known	Not known	No	Not known	1,42,95,000/-	14,29,500/-

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.drt.auctiontiger.net>
- 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 money is deposited in prescribed mode below.
- EMD shall be deposited by through RTGS/NEFT latest by 28.06.2022 as per details as under:

Beneficiary Bank Name	The Cosmos Co-Operative Bank Limited
Beneficiary Name	The Cosmos Co-Operative Bank Limited A/c. E-Auction and EMD Account
Beneficiary Account No.	049370219
IFSC Code	COSB0000049
Branch Address	Ashram Road, Ahmedabad

- 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 soft copies on or before 28-06-2022 and also hard copies along with EMD s deposit receipts should reach at the Office of Recovery Officer-I, DRT-I, Ahmedabad by 29-06-2022. 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	E-Procurement Technologies Ltd. (Auction Tiger)
Address	B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat(India)
Contact Person	Mr. Ram Sharma
Helpline Nos.	Contact No. 079-35022160, 8000023297
Email Address	ramprasad@auctiontiger.net & soni@auctiontiger.net, support@auctiontiger.net
For any Property related queries may contact	Mr. Jitendra P. Shah Mob. No. +9824267391, Email: jitendrabhai.shah@cosmosbank.in

- Prospective bidders are advised to visit website <https://www.drt.auctiontiger.net> 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 5 Lots, with Reserve Price as mentioned above lot.
- The bidder shall improve offer in multiples of Rs.25,000/- for Lot No. 1, 2, 4 & 5 and Rs. 10,000/- for Lot No. 3, during entire auction period.
- The property shall be sold "AS IS WHERE IS BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- 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.
- 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.
- 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.
- Schedule of auction is as under:

Date and Time of Inspection	13 & 14-06-2022	Between 03.00 pm to 05.00 pm
Last Date for submission of bids along with EMD payment & uploading proof of EMD/documents	28-06-2022	upto 04.00 pm
Date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer	29-06-2022	upto 05.00 pm
Date and Time of E-Auction:	30-06-2022	Between 12.00 Noon to 01.00 pm (with auto extension clause of 5 minutes, provided sale shall be completed by 5.00 pm)

- 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 13th Day of April, 2022.



Sd/-
(Atul Kumar Tripathi)
Recovery Officer-I
DRT-I, Ahmedabad