



Government of India
Ministry of Finance
Debts Recovery Tribunal-II,
3rd Floor, Bhikhubhai Chambers,
Near Kochrab Ashram, Paldi,
Ahmedabad, Gujarat

भारतसरकार
वित्तमंत्रालय
ऋणवसूलीअधिकरण-II
तीसरामाला, भिखुभाईचेम्बर्स,
कोचरबआश्रमकेपास, पालडी, अहमदाबाद,
गुजरात

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 DUE TO BANK AND FINANCIAL INSTITUTIONS ACT,
1993

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

RP/RC NO.	337/2021	OA No.	336/2017
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Certificate Holder Bank	Bank of Baroda
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Vs.

Certificate Debtors	M/s Orbit Developers & Ors
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To,

C.D.No.1: M/s. Orbit Developers, (a partnership firm) 2nd Floor, Vrajwadi Society, Jetalpur Society, Vadodara, 390007, Gujarat.

C.D.No.2: Mr. Jasbir Singh Dhillon, (Partner of M/s. Orbit Orbit Developers) 7A, Vithal Baug Society, Manjalpur, Vadodara 390007, Gujarat.

C.D.No.3: Ms. Neelam Jasbir Singh Dhillon, (Partner of M/s. Orbit Developers) 7A, Vithal Baug Society, Manjalpur, Vadodara 390007, Gujarat.

C.D.No.4: Mr. Ramanbhai Dahyabhai Patel (Deceased), (Partner of M/s. Orbit Developers) 12-A, Sitabaugh Society, Manjalpur, Vadodara 39007, Gujarat.

C.D.No.4.1: Smt. Ritaben Ramanbhai Patel w/o Ramanbhai Dahyabhai Patel (Deceased)

C.D.No.4.2: Ms. Shivani Ramanbhai Patel D/o RamanbhaiDahyabhai Patel (Deceased)

C.D.No.4.3: Ms. Aakruti Ramanbhai Patel D/o Ramanbhai Dahyabhai Patel (Deceased)

4.1 to 4.3 are residing at: 12/A, Sitabaug Society, Manjalpur, Vadodara 390011.

C.D.No.4.4: Smt. Vidhyaben Dahyabhai Patel M/o Ramannbhai Dahyabhai Patel (Deceased)R/o: Village, Tal: Dabhoi, Dist: Vadodara.

C.D.No.5: Mrs. Ritaben Ramanbhai Patel, (Partner of M/s. Orbit Developers) 12-A, Sitabaugh Society, Manjalpur, Vadodara 390007, Gujarat.



The aforesaid CDs No. 1 to 5 have failed to pay the outstanding dues of **Rs.25,34,44,337.02 (Rupees Twenty Five Crores Thirty Four Lac Forty Four Thousand Three Hundred Thirty Seven and Paise Two only)** as on 14/03/2017 including interest in terms of judgment and decree dated 09/09/2021 passed in O.A.No. 336/2017 (Less Recovery) as per my order dated 02/02/2026 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)	A/12, Sitabaug Society Coop. Housing Society, besides Shrepalli Society, Near D-mart, at land bearing no. R.S. No. 55/1 paiki city Suvery No. 1161 of Moje Village Majalpur Vadodara in registration district and sub district Vadodara having plot area 1175.00 sq fts and built up area (consisting Ground Floor and First Floor) 1776.25 sq fts and bounded by East- by 7.5 mts wide T P Road West: by Block No. A-11 North: by Block No. A-1 South: by Block No. A-13	Rs.115.00 Lakhs	Rs.11.50 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:

Beneficiary Bank Name	Bank of Baroda
Beneficiary Bank Address	New Intermediary Account, Bank of Baroda, ZOSARB, 4 th Floor, Suraj Plaza, Building-III
Beneficiary Account No.	5815001518219
IFSC Code	BARBOARMSGZ (Fifth Character is Zero)

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- 1) The bid increase amount will be Rs. 1,00,000/- for lot no 1.
- 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, and for any property related queries may contact Sh. Nitesh Kumar, Chief Manager, (Mob No. 8797375787) & Mr. Dhananjay Singh, Legal Manager (Mob No. 9714376260).
- 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 payment schedule of 25% (minus EMD) immediately after 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	12/03/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	07/04/2026 Upto 05.00pm
3	e-auction	08/04/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends)

Anubha

(Anubha Dubey)
RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL -II
AHMEDABAD

