



# DEBTS RECOVERY TRIBUNAL-I

Ministry of Finance,  
Department of Financial Service,  
Government of India  
4<sup>th</sup> 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. 171/2018   |                                | O.A. No. 466/2015 |
| Certificate Holder  | Bank of Baroda                 |                   |
|                     | V/s                            |                   |
| Certificate Debtors | M/s. Good Luck Polytech & Ors. |                   |

To,

|           |                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD No. 1. | M/s. Good Luck Polytech<br>Proprietorship firm having sole proprietor Mr. Mukesh Himatbhai Kavani<br>10, Panchratna Estate, Near Zaveri, Ind. Estate, Singwara Road, kathwada, Ahmedabad,<br>Gujarat-382430 |
| CD No. 2  | Mr. Mukesh Himatbhai Kavani<br>10, Panchratna Estate, Near Zaveri, Ind. Estate, Singwara Road, kathwada, Ahmedabad,<br>Gujarat-382430                                                                       |
| CD No. 3  | Mr. Ashokkumar Popatlal Patel<br>15, Green dhare Apartment, India Colony, Bapunagar, Ahmedabad.                                                                                                             |

The under mentioned property will be sold by **Public E-auction sale** on **26<sup>th</sup> Day of October, 2026** for recovery of sum of **Rs. 27,97,423/- (Rupees: Twenty Seven Lacs Ninety Seven Thousand Four Hundred Twenty Three only)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), **M/s. Good Luck Polytech & Ors.**

### 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 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 | Reserve Price below which the property will not be sold | EMD 10% of Reserve price or Rounded off |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|
|             |                                                                                                                                                   |                                                        |                                                              |                                                                         |                                                                            |                                                         |                                         |

*for*

| 1.      | 2.                                                                                                                                  | 3.        | 4.        | 5. | known particulars bearing on its nature and value. | 6.                   | 7.             | 8. |
|---------|-------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|----|----------------------------------------------------|----------------------|----------------|----|
| Lot No. |                                                                                                                                     |           |           |    |                                                    | Reserve Price in Rs. | 10% EMD in Rs. |    |
| 1.      | Flat No. 15, Fourth Floor, "Greendhara", B/s. Radhe Apartment, Opp. Jamnōtri Apartment, Nr. Narol-Naroda Road, Bapunagar, Ahmedabad | Not known | Not known | No | Not known                                          | 7,50,000/-           | 75,000 /-      |    |

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
- 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 latest by till 05:00 PM on **26.10.2026** in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.in>. 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 5:00 PM on **26.10.2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **26.10.2026**. 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 | Bank Asset Auction Network (BAANKNET)                        |
| Contact person         | Mr. Kashyap Patel (Mobile No. 9327493060)                    |
| Helpline Nos.          | 8291220220                                                   |
| Helpline Email Address | Support.BAANKNET@psballiance.com                             |
| Bank Officer           | Mr. A.K. Chaudhary, (Chief Manager)<br>Mobile No. 7486013985 |

- Prospective bidders are advised to visit website <https://baanknet.in>. 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 01 lots, with **Reserve Price as mentioned above lot.**
- The bidder shall improve offer in multiples of **Rs. 10,000/-** during entire auction period.
- 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 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in> by immediate next bank working day by 5:00 P.M. through RTGS/NEFT as per the details as under:

|                       |                                                                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bank Name</b>      | Bank of Baroda                                                                                                                                        |
| <b>Account Name</b>   | New Intermediary Account                                                                                                                              |
| <b>Account No.</b>    | 59950015181219                                                                                                                                        |
| <b>IFSC Code No.</b>  | BARBOSARAHM (Fifth character of IFSC code is numeric zero "0")                                                                                        |
| <b>Branch Address</b> | Regional Stressed Assets Recovery Branch, First Floor, Surya Complex, Opp. The Golden Times, Near Swastik Cross Road, Navrangpura, Ahmedabad - 380009 |

12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15<sup>th</sup> day from the date of sale of the property. If the 15<sup>th</sup> 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-I, 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. Schedule of auction is as under:-

|                                                                   |            |                                                                                                 |
|-------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------|
| Date and Time of Inspection                                       | 05.10.2026 | Between 02.00 PM to 4.00 PM                                                                     |
| Date of uploading proof of EMD/documents on the e-auction website | 26.10.2026 | Up to 05.00pm                                                                                   |
| Date and Time of E-Auction:                                       | 28.10.2026 | Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes) |

15. 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 02<sup>nd</sup> Day of September, 2026.

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