



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. 342/2007	O.A. No. 399/1999
Certificate Holder	Bank of Baroda, Ellisbridge, Ahmedabad V/s
Certificate Debtors	Shree Shaktivijay Industries Limited & Ors.

To,

CD No. 1	Shree Shaktivijay Industries Limited Factory at Sachana Village, Taluka Viramgam Dist. Ahmedabad Office at 3d floor, Ratnam Building, CG Road, Ahmedabad-6
CD No.2	Bharat Popatlal Patel 12, Ashwamegh Bungalow, Part-V, Ring Road, Satellite road, Ahmedabad
CD No.3	Rajendra Popatlal Patel 12, Ashwamegh Bungalow, Part-V, Ring Road, Satellite road, Ahmedabad
CD No.4	Smt. Vimalaben Bharatbhai Patel 12, Ashwamegh Bungalow, Part-V, Ring Road, Satellite road, Ahmedabad
CD No.5	Smt. Chandrikaben Rajendra Patel 12, Ashwamegh Bungalow, Part-V, Ring Road, Satellite road, Ahmedabad
CD No.6	Pojo Investment Pvt. Ltd. 1 Ratnam Building , 3 rd floor, Ratnam Building, CG Road, Ahmedabad.

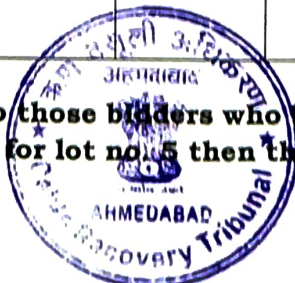
The under mentioned property will be sold by Public E-auction sale on 30th day of October, 2026 for recovery of sum of Rs. 13,07,26,979=24 (Rupees Thirteen Crores Seven Lacs Twenty Six Thousand Nine Hundred Seventy Nine and Twenty Four Paise Only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from Shree Shakti Vijay Industries Limited & 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 also state valuation and to whom given by the property certificate holder	Valuation also state valuation and to whom given by the property certificate holder	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
-------------	---	--	--	---	--	---	--

1.	2.	3.	4.	5	Known particulars bearing on its nature and value**	6	
1.	New R.S. No. 566+470+368+369 (Old R.S. No. 157/3+175/2+238/1 A/paiki) Account No 180, Entry No. 1568, Kointiya, Detroj-Rampura total area admeasuring (27440.00 Sq. mts)	Not known		No		95,60,000/-	9,56,000/-
2.	New R.S. No. 388+399+398+48 (Old R.S. No. 106+113+116+196) Account No 242, Entry No. 1916, Boska, Detroj-Rampura total area admeasuring (61551.00 Sq. mts)	Not known		No		2,35,50,000/-	2,355,000/-
3.	New R.S. No. 393+385+387 (Old R.S. No. 87+104+105) Account No 242, Entry No. 1916, Boska, Detroj-Rampura total area admeasuring (66495.00 Sq. mts)	Not known		No		2,54,30,000/-	2,543,000/-
4	New R.S. No. 215+223+44+601+606+604 (Old R.S. No. 68/3+70/2+74/1+177/1+178/1+179/2) Account No 180, Entry No. 1568, Kointiya, Detroj - Rampura total area admeasuring (39162.00 Sq. mts)	Not known		No		1,41,40,000/-	1,414,000/-
5.	Combined Lot No.1 to 4					7,26,80,000/-	7,26,80,00/-

Note: Priority would be given to those bidders who bid for joint lot of properties i.e. Lot No. 5. In case bid is received for lot no. 5 then the bids of lot no. 1,2,3 &4 will be treated as cancelled.



* **Claims filed by Sales Tax Department.**

** **Objections of third parties are pending.**

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
2. 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.
3. EMD shall be deposited latest by till 05:00 PM on **28.10.2026** in **Wallet Bank Asset Auction Network (BAANKNET)** <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
4. 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 **28.10.2026** and also hardcopies along with EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **28.10.2026**. 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.
5. 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
Name and Designation	Mr. A K Mishra, Chief Manager
Branch Manager	Contact No. 91+9711393810 E-mail: armahm@bankofbaroda.bank.in
6. Prospective bidders are advised to visit website <https://baanknet.in> 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 05 lots, with Reserve Price as mentioned above lot.
9. The bidder shall improve offer in multiples of Rs.1,00,000/- for lot no. 1 and 4, Rs. 2,00,000/- for lot no. 2 and 3 & Rs. 3,00,000/- for lot no 5 during entire auction period.
10. 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.
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 **4:00 P.M.** through RTGS/NEFT as per the details as under:

Bank Name and Address: -	Bank of Baroda, ZOSAR Branch, BOB Tower, 4 th Floor, Near Law Garden, Ellisbridge, Ahmedabad-380006
Account Name	SARFAEY AUCTION PROCEEDS COLLECTION AC
Account No.	599001531869
IFSC Code No.	BARBOARM AHM (5 th Character is zero)
Branch	ZOSAR Branch, Ahmedabad.

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 favor 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. Schedule of auction is as under: -

Date and Time of Inspection	26.10.2026	Between 02.00 PM to 04.00 PM
Date of uploading proof of EMD and other documents on E-auction website	28.10.2026	Up to 05.00pm
Last date of submissions of hard copies of proof of EMD and other documents with office of the Recovery Officer-I	28.10.2026	Up to 05.00pm
Date and Time of E-Auction:	30.10.2026	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 11th Day of September, 2026.

सत्यमेव जयते

AHMEDABAD

(Namami Shankar Dwivedi)

Recovery Officer -II,
DRT-I, Ahmedabad

