



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

भारतसरकार  
वित्तमंत्रालय  
ऋणवसूलीअधिकरण-II  
तीसरा माला, भिखुभाई चेम्बर्स,  
कोचरब आश्रम के पास, 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. | 207/2017 | OA No. | 168/2016 |
|-----------|----------|--------|----------|

|                         |                     |
|-------------------------|---------------------|
| Certificate Holder Bank | State Bank of India |
|-------------------------|---------------------|

Vs.

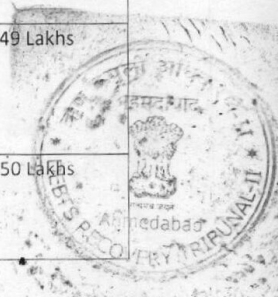
|                     |                                            |
|---------------------|--------------------------------------------|
| Certificate Debtors | M/s. Kanakia Ajitray Keshavji & Co. & Ors. |
|---------------------|--------------------------------------------|

To,

- C.D.No.1: M/s Kanakia Ajitray Keshavji & Company,** (Partnership firm) Market Yard, B/h Mahadev Mandir Amreli, Dist. Amreli  
**C.D.No.2: Shri Ajitrai Keshavji Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli  
**C.D.No.3: Shri Hareshbhai Ajitrai Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli  
**C.D.No.4: Shri Prakashbhai Ajitrai Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli  
**C.D.No.5: Smt Ranjanbala Ajitrai Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli  
**C.D.No.6: Smt Ritaben Ajitrai Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli  
**C.D.No.7: Smt Rinaben Ajitrai Kanakia,** Vrundavan Block No.4 Om Nagar Society, Amreli

The aforesaid CDs No. 1 to 7 have failed to pay the outstanding dues of **Rs.2,16,75,816.00 (Rupees Two Crore Sixteen Lakhs Seventy Five Thousand Eight Hundred Sixteen only)** as on 02/03/2016 including interest in terms of judgment and decree dated 20/04/2017 passed in O.A.No. 168/2016 as per my order dated 05/01/2026 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<br>(Rounded off) | EMD 10% or<br>(Rounded off) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------|
| 1       | Commercial Property, Godown at R. S. No. 154/1, 154/2, 154/3 Plot No. 12 Shop No.2, Shri Ganesh Chambers Varsada Road, Amreli, Gujarat, (Area-27.57 sq.mtrs. as per valuation report) | Rs. 04.90 Lakhs                | Rs. 00.49 Lakhs             |
| 2       | Commercial Property shop at R. S. No. 154/1, 154/2 Paiky, Shop No. 38, Vallabh Chambers, Varsada Road, Amreli, Gujarat, (Area-26.60 sq.mtrs. as per valuation report)                 | Rs. 05.00 Lakhs                | Rs. 00.50 Lakhs             |



|   |                                                                                                                                                                                                              |                 |                 |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| 3 | Commercial Property Shop at R. S. No. 154/1, 154/2 Paiky, Shop No. 39, Vallabh Chambers, Varsada Road, Amreli, Gujarat, (Area-25.42 sq.mtrs. as per valuation report)                                        | Rs. 04.80 Lakhs | Rs. 00.48 Lakhs |
| 4 | Open Plot at R. S. No. 186 Paiky Amidhara Park-1, Plot No.24, 27, 76, 77, 78 paiky, Ishwariya Road, Opp. Saint Mary School Near Bhawani Mata Temple, Amreli. (Area-705.30 sq.mtrs. as per valuation report). | Rs. 38.80 Lakhs | Rs. 03.88 Lakhs |
| 5 | Plot at R. S. No. 186 Paiky, Amidhara Park-1, Plot No. 11, 12, 18, 19, 20, Ishwariya Road, Opp. Saint Mary School, Near Bhawani Mata Temple, Amreli. (Area-825.82 sq.mtrs. as per valuation report)          | Rs. 45.40 Lakhs | Rs. 04.54 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:

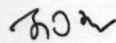
|                          |                                          |
|--------------------------|------------------------------------------|
| Beneficiary Bank Name    | State Bank of India                      |
| Beneficiary Bank Address | Nilambaugh Branch, Nilambaugh, Bhavnagar |
| Beneficiary Account No.  | 36056537114                              |
| IFSC Code                | SBIN0060318                              |

- 1) The bid increase amount will be Rs. 10,000/-for lot no. 1 to 5 each.
- 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](mailto:Support.BAANKNET@psballiance.com) and for any property related queries may contact Mr. Arvind Kumar Ojha, Chief Manager (Mob No.9006381236).
- 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                                                                                       | 10/03/2026<br>Between 11.00am to 2.00 pm.                                                             |
| 2 | Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made | 16/04/2026 Upto 05.00pm                                                                               |
| 3 | e-auction                                                                                                    | 17/04/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends) |



  
**(ANUBHA DUBEY)**  
**RECOVERY OFFICER - I**  
**DEBTS RECOVERY TRIBUNAL -II**  
**AHMEDABAD**