



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

The under mentioned property will be sold by Public E-auction sale on 01<sup>st</sup> day of April, 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 to which the property is | Valuation also state Valuation given, if any, by the Certificate | Claims, if any, which have been put forward to the property, and any | Reserve Price below which the property will not be sold | EMD 10% of Reserve price or Rounded off |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|

|    |                                                                                                                                                                                                                  |           | liable    | Debtor | other Known particulars bearing on its nature and value. |                |               |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|--------|----------------------------------------------------------|----------------|---------------|
| 1. | 2.                                                                                                                                                                                                               | 3.        | 4.        | 5      | 6                                                        |                |               |
| 1. | New R.S. No. 566+470+367+368+369 (Old R.S. No. 157/3+175/2+238/1A/paiki) Account No 180, Entry No. 1568, Kointiya, Detroj-Rampura total area admeasuring 3-85-26 Hector (38526.00 Sq. mts)                       | Not known | Not known | No     | Not known                                                | 1,78,11,000/-  | 17,81,100/-   |
| 2. | R.S.No.1276+1277+1278+1281+1284+1285+1287+873, Account No. 1145, Entry No. 5656, Sachna, Viramgam total area admeasuring 6-36-38 Hector (63638.00 Sq. mts)                                                       | Not known | Not known | No     | Not known                                                | 6,00,40,000/-  | 60,04,000/-   |
| 3. | New R.S. No. 388+399+398+48+393+385+387 (Old R.S. No. 106+113+116+196+87+104+105) Account No 242, Entry No. 1916, Boska, Detroj-Rampura total area admeasuring 12-80-01 Hector (128001.00 Sq. mts)               | Not known | Not known | No     | Not known                                                | 5,32,30,000/-  | 53,23,000/-   |
| 4  | New R.S. No. 215+223+44+601+607+604+400 (Old R.S. No. 68/3+70/2+74/2+177/1+178/2+179/2 +214/2) Account No 180, Entry No. 1568, Kointiya, Detroj-Rampura total area admeasuring 4-11-87 Hector (41187.00 Sq. mts) | Not known | Not known | No     | Not known                                                | 1,58,05,000/-  | 15,80,500/-   |
| 5. | Combined Lot No. 1 to 5                                                                                                                                                                                          | Not known | Not known | No     | Not known                                                | 14,68,86,000/- | 1,46,88,600/- |

# 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.

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 04:00 PM on **30.03.2026 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 **30.03.2026** and also hardcopies along with EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **30.03.2026**. 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<br>Branch Manager | Mr. Vijay Kumar Mishra, Chief Manager<br>Contact No. 91+ 9687671985<br>E-mail: armahm@bankofbaroda.com |
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 to 4 & Rs. 2,00,000/- 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 <sup>th</sup> Floor, Near Law Garden, Ellisbridge, Ahmedabad, Ahmedabad-380006 |
| Account Name             | BOB Asset Recovery Management                                                                                             |
| Account No.              | 03330400000503                                                                                                            |
| IFSC Code No.            | BARBONAVRAN (5 <sup>th</sup> Character is zero)                                                                           |
| Branch                   | Navrangpura Branch, Ahmedabad.                                                                                            |

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 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.

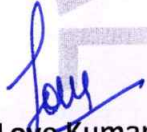
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property 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                                                                                       | 11.03.2026 | Between 02.00 PM to 4.00 PM                                                                     |
| Date of uploading proof of EMD and other documents on E-auction website                                           | 30.03.2026 | 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 | 30.03.2026 | Up to 05.00pm                                                                                   |
| Date and Time of E-Auction:                                                                                       | 01.04.2026 | 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 13<sup>th</sup> Day of February, 2026.

  
(Love Kumar)

I/C Recovery Officer-II  
DRT-I, Ahmedabad

सत्यमेव जयते  
AHMEDABAD