



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, भिखुभाईचेम्बरस,
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.	339/2017	OA No.	773/2016
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Certificate Holder Bank	Union Bank of India
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Vs.

Certificate Debtors	Mr. Laljibhai Mansukhbhai Sangani & Ors.
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To,

C.D.No.1: Mr. Laljibhai Mansukhbhai Sangani, Proprietor of M/s. sitaram Enterprise, J-406, Japan Market, Ring Road, Surat
Also at: 86, Chamunda Nagar Society, Puna Gam Road, Surat.
C.D.No.2: Mr. Hasmukh Keshavbhai Dobariya, 23, Krishna Park Society, B/s. Vandana Society, Opp. Civil Lines, Mordern Sankul Circle, Nan Varachha, Surat

The aforesaid CDs No. 1 & 2 have failed to pay the outstanding dues of **Rs.52,18,208.00 (Rupees Fifty Two Lac Eighteen Thousand Two Hundred Eight only)** as on 28/10/2016 including interest in terms of judgment and decree dated 12/07/2017 passed in O.A.No. 773/2016 , (Less Recovery, if any) as per my order dated 12/12/2025 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	All that piece and parcel of constructed property of Industrial Plot No.23, consisting of land Admeasuring about 43.16 Sq. Mtrs. along with land and margin admeasuring about 10 Sq. Mtrs. in the residential project known and named as "Krishna Park Society" constituting the land bearing of F. P. No. 65 of T. P. Scheme no.38 (Nana Varachha) Block no.103, Revenue Survey No. 61/2/1 of Mouje Village Nana Varachha area of City Surat Taluka Puna, District Surat.	Rs. 41.80 Lakhs	Rs. 04.18 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 & Address	Union Bank of India, Asset Recovery Branch, Surat, at Tulsi Market, Ring Road, Maan Darwaza, Surat-395002.
Beneficiary Account No.	798201980050000
IFSC Code	UBIN0579823

- 1) The bid increase amount will be Rs. 10,000/- 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. Kashiya Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com and for any property related queries may contact Mr. Rahul Kumar Chief Manager, Contact No. 7859011911.
- 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	17/02/2026 Between 11.00am to 2.00 pm
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	17/03/2026 Upto 05.00pm
3	e-auction	18/03/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E Auction ends)

(Signature)

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