



Government of India भारतसरकार
Ministry of Finance वित्तमंत्रालय
Debts Recovery Tribunal-II, कणवसूलीअधिकरण-II
4th Floor, Bhikhubhai Chambers, तीसरामाला, भिखुभाईचेम्बर्स,
Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat कोचरबआश्रमकेपास, पालडी, अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2014]
[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

R.P. No.	249/2022	O A. No.	44/2022
Certificate Holder	State Bank of India		
	V/s		
Certificate Debtor	Water Edge Hospitality Pvt. Ltd. & Ors		

To,

C.D.No.1: Water Edge Hospitality Private Limited,

A Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its Registered Office situated at R/0.8/211, Parkota Sheri, Nani Daman, Nani Daman 396210.

C.D.No.2: Shri Naresh Ranchhodbhai Tandel

R/0.8/211, Parkota Sheri, Nani Daman, Nani Daman 396210.

C.D.No.3: Shri Suresh Ranchhodbhai Tandel

R/0.8/211, Parkota Sheri, Nani Daman, Nani Daman 396210.

C.D.No.4: Shrimati Alpaben Suresh Tandel

R/0.8/211, Parkota Sheri, Nani Daman, Nani Daman 396210.

C.D.No.5 Shrimati Nirmala Naresh Tandel

R/0.8/211, Parkota Sheri, Nani Daman, Nani Daman 396210.

The aforesaid CDs No. 1 to 5 have failed to pay the outstanding dues of **Rs.11,07,47,331/- (Rupees Eleven Crore Seven Lac Forty Seven Thousand Three Hundred Thirty One only)** as on 07/01/2022 including interest in terms of judgment and decree dated 28/09/2022 passed in O.A.No. 44/2022 as per my order dated 12/03/2026 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 (Rounded off)	EMD 10% or (Rounded off)
1	All that piece and parcel of N.A. Land bearing plot no. 38, survey no. 29 and New survey No. 23, admeasurinh 6400 sq. mtrs. alongwith construction of Hotel Building bearing House No. 76, situated at Village Devka, Nani Daman within Marvad Group Gram Panchayat, within the U.T. of Daman & Diu	Rs.18.17 Crores	Rs.1,81,70,000/-



	Hypothecated properties viz. fixed as well as movable furniture & fixtures, plant & machineries lying at Hotel Building bearing House No. 76, situated at Village Devka, Nani Daman within Marvad Group Gram Panchayat, within the U.T. of Daman & Diu		
--	--	--	--

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:

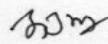
Beneficiary Bank Name	State Bank of India
Beneficiary Bank Address	SARB, Vadodara
Beneficiary Account No.	40253211845
IFSC Code	SBIN0001141
Branch	Sayajiganj, Vadodara

- 1) The bid increase amount will be Rs. 2,00,000/- 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. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com and for any property related queries may contact Mr. Vikas Kumar Singh, Authorised Officer (Mob No.7600041017), E-mail ID: sbi.10059@sbi.co.in.
- 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 is" 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	06.04.2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	29.04.2026 Upto 05.00pm
3	e-auction	30/04/2026 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