



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. 375/2019	O.A. NO.620/2015
PUNJAB NATIONAL BANK	Certificate Holder
V/S.	
M/s. Shiv Apparels & Ors.	Certificate Debtor

To,

CD No.1.	M/s. Shiv Apparels, A partnership firm, C-26-A, Shrinath Estate, Near Ghanti Stop, Rabari Colony, Amraiwadi, Ahmedabad-26.
CD No.2.	Mr. Ashokbhai Khemabhai Makwana 240, Bhikha Deva No Vado, Behind Amraiwadi Police Chowky, Amraiwadi, Ahmedabad-380 026.
CD No.3.	Mr. Mahadevbhai Pundalik Shinde Flat No.A/112, Umang Narol-2, Near Fire Pack Insulators Pvt. Ltd., Near Hi Fi 25, Narol Gam, Ahmedabad.
CD No.4.	Ishwarbhai A. Solanki 87, Ishanand Society, Inside Praduman Society, Near Sindhwai Mata Mandir, CTM Ramol Road, Ahmedabad.
CD No.5.	Konica Manoj Das (alias Konica Abhijit Haldhar) 12, Sharvil Avenue, Maniyasa, Near Under Bridge, Maninagar (East), Ahmedabad-380008
CD No.6.	Kiranben Ashokbhai Makwana 6/61, Bharti Nagar, Agarwal Compound, Amraiwadi, Ahmedabad-380 026.
CD No.7.	Ranjanben Manubhai Chavda B-1/22m 2 nd Floor, Shaan-3, Near Avadh Apartment, Vatva Road, Ahmedabad.

The under mentioned property will be sold by Public E-auction sale on 28th Day of May, 2026 for recovery of sum of Rs.64,08,174=00 (Rupees Sixty Four Lakhs Eight Thousand One Hundred Seventy Four only) (as per interest certificate) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/s. Shiv Apparels & 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	Revenue assessed upon the property or any	Details of any other encum brance	Valuati on also state Valuati on	Claims, if any, which have been put	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or
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	defaulter and any other person as co-owners.	part thereof	to which property is liable	given, if any, by the Certificate Debtor	forward to the property, and any other known particulars bearing on its nature and value.		Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	Flat no. 22 second floor, admeasuring 636 sq. ft. i.e. 59.09 sq. mtrs. in Shan – 3 constructed on the land bearing Revenue Survey no. 1410/1 and 1410/2, TP Scheme no. 128, FP no. 327 moue Vatva, Taluka City East, Registration District Ahmedabad and Sub-District Ahmedabad – 5 (Narol), New Sub-District Ahmedabad – 11 (Aslali) and bounded as under : East : Flat no. B1/23 West : open place North : open place South : Flat no. B1/21	Not known	Not known	No	Not known	15,00,000/-	1,50,000/-

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 26.05.2026 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.:

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 till 4:00 PM on 26.05.2026 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-I, DRT-I, Ahmedabad by 26.05.2026. 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
Bank Officer	Mr. Ankur Srivastav Mobile No. 9540198443 Email ID. cs4517@pnb.co.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 01 lot, with Reserve Price as mentioned above lot.
9. The bidder shall improve offer in multiples of Rs. 10,000/- during entire auction period.
10. The property shall be sold "AS IS-WHEREIS 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:

Beneficiary Bank Name	Punjab National Bank
Beneficiary Name	Sundry/NPA/SARFAESI/Auction related
Beneficiary Account No.	451700317118A
IFSC Code No.	PUNB0451700
Branch	Circle SASTRA 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 favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-I, 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	12.05.2026	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents on the e-auction website	26.05.2026	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I	26.05.2026	Up to 05.00pm

Date and Time of E-Auction:	28.05.2026	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)
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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 30th Day of March, 2026.

(Love Kumar)
Recovery Officer-I
DRT-I, Ahmedabad

