



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, भिखुभाईचेम्बर्स,
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.	435/2018	OA No.	1211/2017
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Certificate Holder Bank	Central Bank of India
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Vs.

Certificate Debtors	M/s. Khodiyar Fashion & Ors.
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To,

C.D.No.1: M/s Khodiyar Fashion, Through its Proprietor Mr Rakesh M. Baldha B/4, Mantra Square Opp. Balaji Bungalow Yogi Chowk, Varachha, Surat

Also at : Khodiyar Fashion Through its Proprietor Mr. Rakesh M. Baldana Plot No. 303, New Katargam GIDC Katargam, Surat

C.D.No.2: Mr. Pradip M. Baldana, F-1/601, Rushikesh Township Sarthana Jakatnaka Nana Varachha, Surat

The aforesaid CDs No. 1 to 2 have failed to pay the outstanding dues of **Rs. 1,86,89,971.00 (Rupees One Crore Eighty Six Lakhs Eighty Nine Thousand Nine Hundred Seventy One only)** as on 25/11/2017 including interest in terms of judgment and decree dated 07/07/2018 passed in O.A.No. 1211/2017 as per my order dated 26/02/2026 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 Office No. 201, Plot No. D/19 Final Plots No. 107 & 108 of T. P. Scheme No. 68 Yogi Chowk Vibhag-D Vill.-Puna Simada admeasuring about 1283 sq. fts. Super built up area & 71.53 sq. mtrs. Carpet area on 2 nd floor, of Yogi Nagar Vibhag-D the the said building constructed on the land bearing revenue survey no. 273, 274, & 280 paikie Block No. 306 & 307 of village Puna District Surat. (Puna-simada)	Rs. 19.40 Lakhs	Rs. 01.94 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:

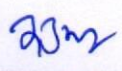
Beneficiary Bank Name	Central Bank of India
Beneficiary Bank Address	Central Bank of India, Dindoli, Surat
Beneficiary Account No.	3865699558
IFSC Code	CBIN0282246

- 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. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com. and for any property related queries may contact Mr. Bhavik Pandya, (Mob No.8866682937).
- 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	16/04/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made	28/05/2026 Upto 05.00pm
3	e-auction	29/05/2026 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