



Government of India
Ministry of Finance
Debts Recovery Tribunal-II,
4th 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.	55/2019	OA No.	123/2015
Certificate Holder Bank	Bank of Baroda		
Vs.			
Certificate Debtors	M/s. International Threads Co. Pvt. Ltd & Ors		

To,

1.M/s International Thread Co. Pvt.Ltd.

101, 21st Century Business Centre Besides World Trade Centre Ring
Road, Surat

Godown at:

Plot No. 257/58, Ground Floor Utility Estate Pandesara, Surat Factory
at: Plot No.1-143 & 1-144 2nd Floor Road No.7 I-Zone, GIDC Sachin,
Surat-394 230

2. Mr Kantibhai Ganpathbhai Patel

11, Sparsh Bunglow, Nr St. Mark, School Near Ganeshwar Mahadev
Temple Adajan, Surat - 395 009

3. Mr Manoj Kumar Thakordas Mevawala

902, A Tower Somnath Enclave Behind Sargam Shopping Parle Point,
Surat - 395 007

4. Mr Yogeshbhai Surubhai Desai

B/15, Sadguru Nityanand Society Laxminath, Ashram Road, Katargam,
Surat

Also at:

385, Sai Krupa Apartment Gandhi Chowk, Katargam, Surat

5. Mr Dhaval S Patel

385, Sai Krupa Apartment Gandhi Chowk Katargam, Surat

6. Mr. Sashikant Ganpathbhai Patel

385, Sai Krupa Apartment Gandhi Chowk Katargam, Surat

7. Mrs. Kusumben G Patel

385, Sai Krupa Apartment Gandhi Chowk Katargam, Surat

And also at:

68-69, Vadiya Nagar Behind Ankur School Gujarat Gas Circle Adajan,
Surat

8. Mr. Rameshbhai Desai

6, Raj Apartment, Haribhai Vaghji-Ni-Wadi, Katargam Surat 395 003.



9. M/s Ajana Fiber Pvt. Ltd.

101, 21st Century Business Centre Business Centre, Besides World Trade Centre, Ring Road, Surat-395002

10. M/s Venus Lifestyle Ltd.

(Formerly known as Venus Fibers Ltd.) 101, 21st Century Business Centre Business Centre, Besides World Trade Centre, Ring Road, Surat-395002

The aforesaid CDs No. 1 to 10 have failed to pay the outstanding dues of **Rs.11,79,55,160.56 /-(Rupees Eleven Crore Seventy Nine Lac Fifty Five Thousand One Hundred Sixty only) (Less Recovery, if any)** including interest in terms of judgment and decree dated 17/07/2019 passed in O.A. No123/2015 as per my order dated 28/04/2026 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	Agriculture Land bearing Survey No. 312 & 322 (Khata No.423) and Survey No. 313 & 317 (Khata No. 427), Mouje: Lakodara, Taluka: Karjan, Dist & Sub-Dist. Vadodara.	Rs. 171.00 Lakhs	Rs. 17.10 Lakhs
2.	Agriculture Land bearing Survey No. 327 (Khata No. 374), Mouje: Lakodara, Taluka: Karjan, Dist & Sub-Dist. Vadodara.	Rs. 23.70 Lakhs	Rs. 02.37 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:

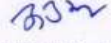
Account Name	Bank of Baroda, Zonal SARB, Baroda, Gujarat.
Beneficiary Account No.	58150015181869
IFSC Code	BARB0ARMSGZ



- 1) The bid increase amount will be Rs. 1,00,000/- for lot no. 1 & Rs. 10,000/- for lot no.2.
- 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 query contact Mr. Prabhat Kumar Shukla & Mr. Dhananjay Kumar Singh, Chief Managers, Contact No.- 8303977423 & 9714376260.
- 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	Spot notice through affixation, paper publication, beating of drums, panchnama, photographs latest by	Latest by 16.05.2026
2	Inspection of property	26/05/2026 Between 11.00am to 2.00 pm.
3	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	29/06/2026 Upto 05.00pm
4	e-auction	30/06/2026 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

