



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.448/2018

O.A. No. 597/2014

Certificate Holder

BANK OF MAHARASHTRA, BHADRA AHMEDABAD

Certificate Debtors

HEER TRADLINK PVT. LTD. & ORS.

To,

1.	Heer Tradelink Pvt. Ltd., E/404, Utsav Elegance, Nr. Bhuyangdev Cross Road, Sola Road, Ahmedabad-380061 And Plot No. 48/49/50, Jitan Udyognagar, Jitan Road, Surendranagar-363001
2.	Mr. Pankaj Chandulal Shah, E/404, Utsav Elegance, Nr. Bhuyangdev Cross Road, Sola Road, Ahmedabad-380061 And Plot No. 48/49/50, Jitan Udyognagar, Jitan Road, Surendranagar-363001
3.	Mr. Bhaumik Pankajbhai Shah, E/404, Utsav Elegance, Nr. Bhuyangdev Cross Road, Sola Road, Ahmedabad-380061 And Plot No. 48/49/50, Jitan Udyognagar, Jitan Road, Surendranagar-363001
4.	Rupa Pankajbhai Shah, E/404, Utsav Elegance, Nr. Bhuyangdev Cross Road, Sola Road, Ahmedabad-380061 And Plot No. 48/49/50, Jitan Udyognagar, Jitan Road, Surendranagar-363001
5.	Mrs. Bhanumati Chandulal Shah, E/404, Utsav Elegance, Nr. Bhuyangdev Cross Road, Sola Road, Ahmedabad-380061 And Plot No. 48/49/50, Jitan Udyognagar, Jitan Road, Surendranagar-363001

The under mentioned property will be sold by Public E-auction sale on 17th day of August, 2026 for recovery of sum of Rs.10,88,60,096=00 (Rupees: Ten crores eighty eight lakhs sixty thousand ninety six only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any during recovery proceedings), from HEER TRADLINK PVT. LTD. & ORS.

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property	Revenue assessed upon the	Details of any other	Valuation also state	Claims, if any, which have been	Reserve Price below which the	EMD 10% of Reserve
-------------	---	---------------------------	----------------------	----------------------	---------------------------------	-------------------------------	--------------------

	belongs to defaulter and any other person as co-owners.	property or any part thereof	encumbrance to which property is liable	Valuation given, if any, by the Certificate Debtor	put forward to the property, and any other known particulars bearing on its nature and value.	property will not be sold	price or Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	All that Bungalow No.14 admeasuring 321 Sq. Mtrs. (Plot Area) together with construction standing thereon situated within Nutannagar Co-Op. Housing Society Limited standing on the piece or parcel of land bearing old revenue Survey No.1777 /1/2 /3 paiki of City Survey No.4749/14 of Mouje Surendranagar Ward No. 142 Taluka Wadhvan in the Registration District Surendranagar. Bounded as Follows: On or towards East: Road On or towards West: Block No.18 On or towards North: Block No.13 On or towards South: Road	Not known	Not known	Not known	Not known	63,00,000/-	6,30,000/-
2.	All that Plot Nos. 8 and 9 standing on the piece or parcel of land bearing Survey No.591 paiki admeasuring 376.24 Sq. Mtrs. of Mouje Dudhreji, Taluka Wadhvan in the Registration District Surendranagar. Bounded as Follows: On or towards East: Road On or towards West: Plot No.9/paiki On or towards North: 20 Feet Road On or towards South: Land of Nitin Chandrakant Sheth.	Not known	Not known	Not known	Not known	32,00,000/-	3,20,000/-

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 05:00 PM on 14.08.2026 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
4. 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 05:00 PM on 14.08.2026 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-II, DRT-I, Ahmedabad by 14.08.2026. 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. Ashutosh Rajan Mobile No. 8989080944, 6357374043 Email ID: emand-ah@mahabank.co.in, hom1936@mahabank.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 02 lot with Reserve Price as mentioned above lot.
9. The bidder shall improve offer in multiples of Rs.25,000/- for lot no. 1 and Rs. 10,000/- for lot No.2 during entire auction period.
10. The property shall be sold "AS IS WHERE 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 5:00 P.M. through RTGS/NEFT as per the details as under:

Beneficiary Bank Name	Bank of Maharashtra
Beneficiary Name	AUTHORISED OFFICER UNDER SARFAESI & DRT ACT
Beneficiary Account No.	60348161807
IFSC Code No.	MAHB0000213
Branch Address	Bhadra Branch

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, 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	03.08.2026	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents	14.08.2026	Up to 5.00pm
Date and Time of E-Auction:	17.08.2026	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

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 22nd Day of June, 2026.

