



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

TRP/RC NO.	05/2023 (Earlier RP No. 248/2017	OA No.	847/2016
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Certificate Holder Bank	State Bank of India
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Vs.

Certificate Debtors	M/s. Venus Lifestyle Ltd.
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To,

C.D.No.1: Official Liquidator of M/s. Venus Lifestyle Ltd (In Liquidation) Office at : Office Of the Official Liquidator Jivabhai Chamber Near Sales India Ashram Road, Ahmedabad 380 009

C.D.No.2: Shri Manoj T. Mewawala, Residing at: 902-A, Tower, Somnath Enclave B/h Sargam Shopping Centre Parle Point Surat – 395 007

C.D.No.3: Shri Rameshbhai D. Patel, Residing 6, Shriraj Apartment Haribhai Vaghajini Khadki Katargam Surat – 395 004

C.D.No.4: Shri Kantebhai G. Patel, Residing 11, Sparsh Bunglow Nr. Saint Mark School, Adajan Surat – 395 009

C.D.No.5: Shri Dhaval S. Patel, Residing 385, Sai Krupa Building Gandhi Chowk, Katargam Surat – 395 004

And : A-12, Chandralok Coop Hsg Soc. Ltd Nr. Mahavir Petrol Pump Render Road, Mouje Adajan Surat – 395 009

C.D.No.6: Smt. Sejalben M. Mewawala, Residing 902-A, Tower, Somnath Enclave B/h Sargam Shopping Centre Parle Point Surat – 395 007

C.D.No.7: Shri Shashikant C. Patel, Residing 385, Sai Krupa Building Gandhi Chowk, Katargam Surat – 395 004

And : A-12, Chandralok Coop Hsg Soc. Ltd Nr. Mahavir Petrol Pump Render Road, Mouje Adajan Surat – 395 009

C.D.No.8: Shri Sureshbhai A Patel, 20, Patel Nagar Society A. K. Road, Surat – 395 008

C.D.No.9: Sarojben Sureshbhai Patel, 20, Patel Nagar Society A. K. Road, Surat – 395 008

C.D.No.10: Devang H Pandya (Deceased) thorough

C.D.No.10: A. Smt. Amitaben D. Pandya, Legal Heir & representative of the deceased Devang H. Pandya

B (Minor) Jaimin D. Pandya Through mother & natural Guardian



Amitaben D. Pandya Legal Heir of the deceased Devang H. Pandya
C. (Minor) Kavya D. Pandya through Mother and natural Guardian
Amitaben D. Pandya Lrgal heir of the deceased Devang H. Pandya 10 A
to 10 C Residing at : Bungalow No. A-2 Satyam Society Opp. Dholkia
Garden, Katargam Surat - 395 004

C.D.No.11: M/s International Thread Co. P. Ltd, (A private Limited
Company registered Under the Companies Act) 205/B, 2d1st Century
Business Centre Ring Road, Besides World Trade Centre Surat-395002

C.D.No.12: M/s Ajanta Fibre Pvt. Ltd, (A private Limited Company
registered Under the Companies Act) 17-18, Vashundhara Industrial
Estate Nr. Patel Nagar Fatak, A. K. Road, Surat - 395008

C.D.No.13: M/s Eros Threads Pvt. Ltd., (A private Limited Company
registered Under the Companies Act) 17-18, Vashundhara Industrial
Estate Nr. Patel Nagar Fatak, A. K. Road, Surat - 395008.

C.D.No.14: M/s Amco Embrotech Pvt. Ltd., (A private Limited
Company registered Under the Companies Act) 101, 21st Century
Business Centre Ring Road, Besides World Trade Centre Surat - 395
002

C.D.No.15: M/s Alka Threads Pvt. Ltd., (A private Limited Company
registered Under the Companies Act) A/2, Satyam Society, Opp.
Dholkia Garden, Katargam Surat - 395 004.

The aforesaid CDs No. 1 to 15 have failed to pay the outstanding dues of **Rs.163,02,37,450.79 (Rupees One Hundred Sixty Three Crore Two Lac Thirty Seven thousand Four Hundred Fifty and Seventy Nine paise only)** as on 09/12/2016 including interest in terms of judgment and decree dated 08/05/2017 passed in O.A.No. 847/2016 as per my order dated 27/08/2026 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	Flat No. A-902, Somnath Enclave, A-Building, Behind Sargam Shopping Centre, PARle Point, Umra Surat, (Gujarat). (Admeasuring 4250 Sq. Ft)	Rs. 110.00 Lakhs	Rs.11.00 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:

Bank Name & Address	State Bank of India, Commercial Branch
Account Name	SBI SAM BRANCH, AHMEDABAD RECOVERY ACCOUNT
Beneficiary Account No.	31666015329
IFSC Code	SBIN0006926
Branch	Commercial Branch, Ahmedabad

- 1) The bid increase amount will be Rs. 1,00,000/- 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.
- 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	12/10/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	18/11/2026 Upto 05.00pm
3	e-auction	19/11/2026 Between 12.00pm to 01.00pm (with auto extension clause of 03 minutes, till E-Auction ends)

Anubha
(ANUBHA DUBEY)
RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL -II
AHMEDABAD

