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. 235/2019	O.A. NO. 602/2015
Indian Overseas Bank, Sola Branch, Ahmedabad	Certificate Holder
V/S.	
M/s. Balaji Textiles & Ors.	Certificate Debtor

To,

CD No.1.	**M/s. Balaji Textiles,** A partnership firm doing Business at: 10 R K, Industrial Estate, Nagarvel, Hanuman Road, Rakhiyal, Ahmedabad-380003.
CD No.2.	**Ashish Nagindas Darji,** Business Residing at: 335, Shiv Park Duplex, Vashant Nagar Township, Gota, Ahmedabad-380060.
CD No.3.	**Pankajbhai Nagindas Darji,** Business Residing at: 335, Shiv Park Duplex, Vashant Nagar Township, Gota, Ahmedabad-380060.

The under mentioned property will be sold by **Public E-auction sale on 23rd day of December, 2026** for recovery of sum of **Rs. 56,29,489/- (Rupees Fifty Six Lacs Twenty Nine Thousand Four Hundred Eighty Nine only)** 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. Balaji Textiles & 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 defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and any other knownparticulars bearing on its nature and	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off

					value.		
1.	2.	4.	5.	6	7		
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	House No. 24, Type E, The Willows, B/h Divine Gurukulam School, Hathijan, Ahmedabad-382445	Not known	Not known	No	Not known	95,00,000/-	9,50,000/-
2.	Residential House 335, Shivpark Complex, Vasant Nagar Township Gota, Ahmedabad	Not known	Not known	No	Not known	37,00,000/-	3,70,000/-

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 **21.12.2026 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 5:00 PM on **21.12.2026** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **21.12.2026**. 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.BAAKNET@psballiance.com
Bank Officers	**Mr. Sumesh Kumar Pasricha, Chief Manager** Mob. No. 8925952581

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 2 lots, with **Reserve Price as mentioned above lot.**

9. The bidder shall improve offer in multiples of **Rs. 1,00,000/- for Lot No. 1 and Rs. 10,000/- for Lot No. 2** during entire auction period.

10. The property shall be sold **"AS IS 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 5:00 P.M.** through RTGS/NEFT as per the details as under:

Beneficiary Bank Name	Indian Overseas Bank
Beneficiary Name	Sundry Creditors
Beneficiary Account No.	25810113301010
IFSC Code No.	IOBA0002581
Branch Address	ARM Branch, Ashram Road 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, 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	**04.12.2026**	**Between 02.00 PM to 4.00 PM**
Date of uploading proof of EMD/documents on the e-auction website	**21.12.2026**	**Up to 05.00pm**
Date and Time of E-Auction:	**23.12.2026**	**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 30th day of October, 2026.

(Namami Shankar Dwivedi)
I/C Recovery Officer-I
DRT-I, Ahmedabad

DEBTS RECOVERY TRIBUNAL AHMEDABAD