



# DEBTS RECOVERY TRIBUNAL-I

Ministry of Finance,  
Department of Financial Service,  
Government of India  
4<sup>th</sup> 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.04/2020	O.A. NO.573/2014
STATE BANK OF INDIA, SAMP, AHMEDABAD	Certificate Holder
V/S.	
M/S. JAG HEET EXPORTS PRIVATE LIMITED & ORS	Certificate Debtor

To,

CD No.1.	M/S. JAG HEET EXPORTS PRIVATE LIMITED (Formerly Shreeji Exports) a company incorporated under the provisions of Companies Act, 1956 having its registered office at Shop no. 19, 1 <sup>st</sup> Floor, Millennium Plaza, Opp. Swaminarayan temple, Judges Bungalow Road, Vastrapur, Ahmedabad -380015.
CD No.2	Sh. Jaswantbhai Vanmalidas Soni, 24, Pratima Society, Near Vijay Char Rasta, Navrangpura, Ahmedabad -380009.
CD No.3	Sh. Alpeshbhai Jaswantbhai Soni, 24, Pratima Society, Near Vijay Char Rasta, Navrangpura, Ahmedabad -380009.
CD No. 4	Smt. Ansuyaben Jaswantbhai Soni, 24, Pratima Society, Near Vijay Char Rasta, Navrangpura, Ahmedabad -380009.
CD No. 5	Smt. Anitaben Alpeshbhai Soni, 24, Pratima Society, Near Vijay Char Rasta, Navrangpura, Ahmedabad -380009.
CD No. 6	Sh. Nitinbhai Jaswantbhai Soni, 24, Pratima Society, Near Vijay Char Rasta, Navrangpura, Ahmedabad -380009.
CD No. 7	M/S. Tanishq Hotel Limited, a company incorporated under the provisions of companies Act, 1956 having its Registered Office situated at 1 <sup>st</sup> Floor, Vardan Exclusive, Near Vimal House, Navrangpura, Ahmedabad 3810009.
CD No. 8	M/S. Jasubhai Jewellers Private Limited, a company incorporated under the provisions of companies Act, 1956 having its Registered Office situated at 13-14-15, Millennium Plaza, 1 <sup>st</sup> Floor, Opp. Swaminarayan Temple, Mansi Circle, Vastrapur, Ahmedabad -380015.

The under mentioned property will be sold by Public E-auction sale on 03<sup>rd</sup> day of July, 2025 for recovery of sum of Rs. 69,37,16,732.00 (Rupees Sixty Nine Crore Thirty Seven Lac Sixteen Thousand Seven Hundred Thirty Two 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. JAG HEET EXPORTS PRIVATE LIMITED & ORS.

*[Handwritten signature]*

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 known particulars bearing on its nature and value.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1.		4.	5.	6.	7.		
Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	<p>All that immovable property bearing Unit No. 102 on First Floor, admeasuring about 300 Sq. feet in the scheme known as "AANGAN COMPLEX" situated on the land bearing Old Survey No. 276/1/A, Block No. 368, Sub-Plot No. 2 situated lying and being at Village, Bopal, Taluka Dascroi, Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) and which is bounded as under, that is to say,</p> <p>On or towards by East : By Unit No. 103 On or towards by West : By Unit No. 101 On or towards by North : By Office On or towards by South : By Bopal Ghuma Road</p> <p>All that immovable property bearing Unit No. 111 on First Floor, admeasuring about 2750 Sq. feet in the scheme known as "AANGAN COMPLEX" situated on the land bearing Old Survey No. 276/1/A, Block No. 368, Sub-Plot No. 2 situated lying and being at Village, Bopal,</p>	Not known	Not known	Not known	Not known	87,30,000/-	8,73,000/-

	<p>Taluka Dascroi, Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) and which is bounded as under, that is to say, on or towards the:</p> <p>On or towards by East : By Unit No. 108 and 109</p> <p>On or towards by West : By Block B "Aangan Complex"</p> <p>On or towards by North : By Bopal Ahmedabad Road</p> <p>On or towards by South : By Sub Plot No. 1</p>					
2	<p><b>Tanishq Hotels Ltd.</b></p> <p>All that piece and parcel of non-agricultural built up property of super structure being Cellar (Basement) constructed area of 2802 Sq. Ft. Ground Floor, constructed area of 3400 Sq. Ft. and open and land of 3350 Sq. Ft. First Floor constructed area 9500 Sq. Ft. and Second Floor having total built-up area 26203 Sq. Ft. in the project known as "VARDAN COMPLEX" situated at undivided proportionate share of land bearing Sub Plot Nos. 12+13+13/a+14+14a of Final Plot Nos. 96 to 99 and 147 of Town Planning Scheme No. 19 of Mouje Sheikhpur-Khanpur of City Taluka in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar), bounded as follows:-</p> <p>On or towards by East : By T.P. Road and Baroda Nursery</p> <p>On or towards by West : By compound Wall and Vimal House</p> <p>On or towards by North : By Patel Colony and Compound Wall</p> <p>On or towards by South : By Main Entry &amp; GNFC Cross Road.</p>	Not known	Not known	No known	Not known	7-10,00,000/ 71,00,000/-

K<sub>2</sub>

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.bankeauctions.com>
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.

The EMD shall be deposited by way of Demand Draft in favour of State Bank of India and submitted in the Office of Recovery Officer-II, DRT-I, Ahmedabad.

OR

3. EMD shall be deposited by through RTGS/NEFT latest by 01.07.2025 as per details as under:

Beneficiary Bank Name	State Bank of India
Beneficiary Name	SBI, SAM, Branch, Ahmedabad Recovery Account
Beneficiary Account No.	31666015329
IFSC Code No.	SBIN0006926
Branch Address	Commercial Branch, Ahmedabad.

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, Email 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 soft copies on or before 01.07.2025 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-II, DRT-I, Ahmedabad by 01.07.2025. 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	C1 India Pvt. Limited
Agency	
Address	C1 India Pvt. Ltd Plot No. 68, 3 <sup>rd</sup> Floor, Sector -44, Gurugram (HR)-122003, Tel: +91-124-4302020 Fax: +91-124-4302010
Contact person	Mr. Bhavik Pandya Mobile: 8866682937
Helpline Nos.	7291981124/1125/1126
Email Address	Gurarat@c1india.com support@bankeauctions.com
For any property related queries may contact	1. Harshad Saholviyar (Asstt General Manager) Mob: 7600043736 2. Shri Sudhakar Chaudhary (Deputy Manager) Mob: 9723926076

6. Prospective bidders are advised to visit website <https://www.bankeauctions.com> 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 lots, 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. 1,00,000/- 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, by immediate next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned above.
12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15<sup>th</sup> day from the date of sale of the property. If the 15<sup>th</sup> 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. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
15. Schedule of auction is as under:-

Date and Time of inspection	23.06.2025	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents	01.07.2025	Up to 04.00pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer	01.07.2025	Up to 05.00pm
Date and Time of E-Auction:	03.07.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

16. 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 22<sup>nd</sup> day of April, 2025.

सत्यमेव जयते  
AHMEDABAD

(Aryan Kumar)  
Recovery Officer-II  
DRT-I, Ahmedabad