



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

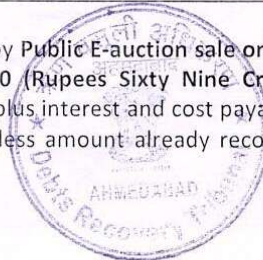
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

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| R.C. NO.04/2020 | O.A. NO.573/2014 |
| STATE BANK OF INDIA , SAMB, AHMEDABAD | Certificate Holder |
| V/S. | |
| M/S. JAG HEET EXPORTS PRIVATE LIMITED& ORS. | Certificate Debtor |

To,

| | |
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| 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 st 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 st 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 st Floor, Opp. Swaminarayan Temple, Mansi Circle, Vastrapur, Ahmedabad - 380015. |

The under mentioned property will be sold by Public E-auction sale on 29th day of November, 2024 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.



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. | 2. | 4. | 5. | 6 | 7 | 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, TalukaDascroi, 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, admcaasuring 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 | No | Not known | 1,50,00,000 | 15,00,000 |



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|---|--|--------------|--------------|----|--------------|--------------|-------------|
| | <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: On or towards by East : By Unit No. 108 and 109 On or towards by West : By Block B "Aangan Complex" On or towards by North : By Bopal Ahmedabad Road On or towards by South : By Sub Plot No. 1</p> | | | | | | |
| 2 | <p>Tanishq Hotels Ltd. 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 constructed area of 9500 Sq. Ft. 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 Cirty Taluka in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar), bounded as follows:- On or towards by East : By T.P. Road and Baroda Nursery On or towards by West : By compound Wall and Vimal House On or towards by North : By Patel Colony and Compound Wall On or towards by South : By Main Entry & GNFC Cross Road.</p> | Not known | Not known | No | Not known | 11,13,50,000 | 1,11,35,000 |



1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.drt.auctiontiger.net>
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 by through RTGS/NEFT latest by **27.11.2024** as per details as under:

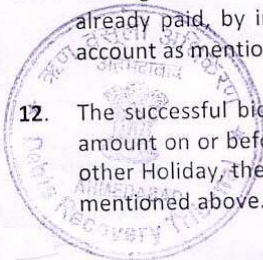
| | |
|-------------------------|--|
| Beneficiary Bank Name | State Bank of India |
| Beneficiary Name | SBI, SAM, Branch, Ahmedabad Recovery Account |
| Beneficiary Account No. | 31666015329 |
| IFSC Code No. | SBIN0006926 |
| Branch Address | Commercial Branch, Ahmedabad. |

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, 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 **27.11.2024** and also hard copies alongwith EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **27.11.2024**. 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:

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| Name of Auction Agency | E-procurement Technologies Ltd. (Auction Tiger) |
| Address | B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat (India). |
| Contact person | Mr. Ram Sharma |
| Helpline Nos. | Contact No. 079-68136880 / 68136837 +91 9265562821 / 18, 9978591888 |
| Email Address | ramprasad@auctiontiger.net&soni@auctiontiger.net&support@auctiontiger.net |
| For any property related queries may contact | 1. Harshad Saholiya (Asstt General Manager) Mob: 7600043736 2. Shri Sudhakar Chaudhary (Deputy Manager) Mob: 9723926076 |

6. Prospective bidders are advised to visit website <https://www.drt.auctiontiger.net> 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 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%



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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:-

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| Date and Time of Inspection | 13.11.2024 | Between 02.00 PM to 4.00 PM |
| Date of uploading proof of EMD/documents | 27.11.2024 | Up to 04.00pm |
| Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer | 27.11.2024 | Up to 05.00pm |
| Date and Time of E-Auction: | 29.11.2024 | 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 01st day of October, 2024.



(Alok Kumar Dixit)
Recovery Officer-II
DRT-I, Ahmedabad

DEBT RECOVERY TRIBUNAL
AHMEDABAD