



**Ministry of Finance, Department of Financial Services
BEFORE THE RECOVERY OFFICER,
DEBTS RECOVERY TRIBUNAL-II,**

4th Floor, Bhikhubhai Chamber, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad-380006.

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 AND BANKRUPTCY ACT, 1993

E-AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC NO.	54/2025	OA No.	668/2018
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Certificate Holder Bank	BANK OF BARODA
Vs.	
Certificate Debtors	M/S HALDHAR REALTY AND ENTERPRISES LTD. & ORS.

To,

C.D.No.1 M/s. Haldhar Realty and Enterprises Ltd, Registered Office: 14, First Floor, Billy Patra Hami Warasiya Ring Road, Near Shiv Vatika, Vadodara - 390023.
C.D.No.2-Mr. Arvindkumar Lunkaran Vakhtaria A-12, Nilambar - 1 Vasna Jakat Naka Vadodara Gujarat
C.D.No.3-Mr. Lunkaran Kacharaji Vakhtaria A-12, Nilambar - 1 Vasna Jakat Naka Vadodara Gujarat
C.D.No.4-Mr. Anita Arvindkumar Vakhtaria, A-12, Nilambar - 1 Vasna Jakat Naka Vadodara Gujarat
C.D.No.5-Haldhar Vikas Credit Cooperative Society Limited Registered Office : 105, 1st Floor, Billy Patra, Hami Warasiya Ring Road, Near Shiv Vatika, Vadodara - 390023 Gujarat

The aforesaid CDs No.s 1 to 5 have failed to pay the outstanding dues of **Rs.6,50,53,603.50/- (Rupees Six Crore Fifty Lakh Fifty Three Thousand Six Hundred & three and Fifty paise only/-)** as on 21.5.2018 including interest in terms of judgment and decree dated 13.5.2025 passed in O.A.No. 668/2018 (Less recovery, if any) as per my order dated 10.4.2026 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	Lot 1-(Items A to D) Item-A ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NOS. 112 TO 120 AND 126 TO 133 ON FIRST FLOOR ADMEASURING 458.17 SQ.MTRS BUILT UP AREA IN BILIPATRA COMPLEX BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.384/1 PAIKI 3 ADMEASURING 3365 SQ.MTRS OF MOUJE SAVAD IN THE REGISTRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE :-	2,49,00,000/-	24,90,000/-

	EAST: COMMON PASSAGE WEST:- MARGIN SPACE NORTH:- OFFICE NO.121, 122, 123, 124, 125 South: Common Bathroom and Staircase. Item :- B ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NOS. 121 ON FIRST FLOOR ADMEASURING 40.99 SQ.MTRS BUILT UP AREA IN BILIPATRA COMPLEX BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.384/1 PAIKI 3 ADMEASURING 3365 SQ.MTRS OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE :- EAST:- COMMON PASSAGE WEST:- Office No.122. NORTH :- Common Passage South: Office No.120 Item :- C ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NOS.122 ON FIRST FLOOR ADMEASURING 34.01 SQ.MTRS BUILT UP AREA IN BILIPATRA COMPLEX BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.384/1 PAIKI 3 ADMEASURING 3365 SQ.MTRS OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE :- EAST:- Office No.121. WEST:- Office No.123 NORTH :- Common Passage South: Office No.120 Item: D ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NOS. 123 ON FIRST FLOOR ADMEASURING 34.01 SQ.MTRS BUILT UP AREA IN BILIPATRA COMPLEX BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.384/1 PAIKI 3 ADMEASURING 3365 SQ.MTRS OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE: EAST: Office No. 122. WEST: Office No.124 NORTH: Common Passage South Office No.126		
2	Lot No. 2-Item: E ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NO.F.F.A ON FIRST FLOOR ADMEASURING 520 SQ.Ft SUPER BUILT UP AREA IN NILAKSH CITADALE BEING ORGANINSED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.141 PAIKI 3059 SQ.MTRS. CITY SURVEY NO.19(NORTHERN SIDE PORTION 155 SQ.MTRS + SOUTHERN SIDE PORTION 1559 SQ.MTRS) OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE: EAST:- PRAMUKH PREET SOCIETY AFTER OPEN SPACE. WEST SHOP NOS. FFI AND FF2	18,50,000/-	1,85,000/-

	NORTH: COMMON PLOT AREA AFTER OPEN SPACE South: STAIRCASE AND PASSAGE.		
3	Lot No. 3 - Item:- F ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE ON THIRD FLOOR ADMEASURING 3500 SQ.FI SUPER BUILT UP AREA IN NILAKSH CITADALE BEING ORGANINSED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.141 PAIKI 3059 SQ.MTRS. CITY SURVEY NO.19(NORTHERN SIDE PORTION 155 SQ.MTRS + SOUTHERN SIDE PORTION 1559 SQ.MTRS) OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE:- EAST PRAMUKH PREET SOCIETY AFTER OPEN SPACE. WEST: 18 METER ROAD AFTER OPEN SPACE. NORTH: COMMON PLOT AREA AFTER OPEN SPACE South: FLAT NO.304 AFTER OPEN SPACE.	1,07,00,000/-	10,70,000/-
4	Lot No. 4- Item:- G ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NO.F.F.I ON FIRST FLOOR ADMEASURING 320 SQ.Ft SUPER BUILT UP AREA IN NILAKSH CITADALE BEING ORGANINSED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.141 PAIKI 3059 SQ.MTRS. CITY SURVEY NO.19(NORTHERN SIDE PORTION 155 SQ.MTRS + SOUTHERN SIDE PORTION 1559 SQ.MTRS) OF MOUJE SAVAD IN THE REGSITRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE:- EAST: OFFICE NO.F.F.A AFTER WALL WEST: 18 METER ROAD AFTER OPEN SPACE. NORTH COMMON PLOT AREA AFTER OPEN SPACE South- SHOP NO.F.F.2	18,00,000/-	1,80,000/-
5	Lot No. 5- Item:- H ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE ON SECOND FLOOR-SOUTHERN SIDE ADMEASURING 1700 SQ.Ft SUPER BUILT UP AREA AND TERRACE ABOVE THIRD FLOOR ADMEASURING 2100 SQ.FT IN NILAKASH CITADALE BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING REVENUE SURVEY NO.141 PAIKI 3059 SQ.MTR CITY SURVEY NO.19(NORTHERN SIDE POTION 155 SQ.MTR SOUTHERN SIDE PORTION 1559 SQ.MTR) OF MOUJE SAVAD IN THE REGISTRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE :- EAST: PRAMUKH PREET SOCIETY AFTER OPEN SPACE WEST: 18 METER ROAD AFTER OPEN SPACE. NORTH: SECOND FLOOR OFFICE South: FLAT NO.204 AFTER OPEN SPACE.	56,00,000/-	5,60,000/-
6	Lot No. 6 - Item :- I ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING OFFICE NO.104 ON FIRST FLOOR ADMEASURING 45.81 SQ.MTR BUILT UP AREA IN BILIPATRA COMPLEX BEING ORGANISED AND CONSTRUCTED ON THE LAND BEARING	24,00,000/-	2,40,000/-

REVENUE SURVEY NO.384/1 PAIKI 3 ADMEASURING 3365 SQ.MTRS OF MOUJE SAVAD IN THE REGISTRATION DISTRICT AND SUB DISTRICT VADODARA THE BOUNDARIES ARE : EAST:- OFFICE NO.103 WEST:- 18 METER ROAD AFTER OPEN SPACE. NORTH:- SECOND FLOOR OFFICE South :- FLAT NO.204 AFTER OPEN SPACE.		
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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:

Beneficiary Bank Name	BANK OF BARODA
Beneficiary Bank Address	ZOSARB, 4th floor,Sureis Plaza Building-111, Vadodara
Beneficiary Account No.	5815005181869
IFSC Code	BARB0ARMSGZ(5th letter is Zero)

- 1) The bid increase amount will be Rs. 1,00,000/- for above Lot No. 1 & 3 while Rs. 50,000/- for remaining lot No. 2, 4, 5 & 6.
- 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. The concerned branch manager may be contacted for further queries regarding the auction.
- 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 to a payment schedule of 25% (minus EMD) immediately after the 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	12/5/2026 Between 11.00 AM to 2.00 PM
2	Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	1/6/2026 Upto 05.00PM
3	e-auction	2/6/2026 Between 12.00PM to 01.00PM (with auto extension clause of 03 minutes, till e-Auction ends)



(Signature)
10/4/26.
(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL -II
AHMEDABAD