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.	630/2017	OA No.	9/2008

Certificate Holder Bank	PUNJAB NATIONAL BANK
	Vs.
Certificate Debtors	M/S HARPALSINGH VIKRAMSINGH ZALA & Ors.

To,
CD No. 1. Mr. Harpalsingh Vikramsingh Zala, Its head office at: 205, Laxminagar Society Meghaninagar Last Bus Stop Ahmedabad 380 016 and its Branch office at : Nr. Ganga Farm, Nr. Kishannagar, Kelanpur, Dabhoi Road, Vadodara And also at : Sahara Banquet Hall, Shop No. 1 to 8 Appollo Enclave, Opp. Shri Simandhar Mandir Highway, Mehsana
CD No.2. Mr. Atul Babulal Shah 102, Yashshvi Flats, 6, sarswati Society, Mahalaxmi Five Road Ahmedabad 380 007
CD No.3. Mr. Ismailbhai Saudibhai Hira C-2, Aakar Apartments, Rajnagar Road Opp. Anand Ashram, Paldi Ahmedabad 380 007
CD No.4. Mr. Kalpeshbhai Govindbhai Panchal Residing at 21, Uttar Gujarat Society Asarwa, Ahmedabad 380 005

The aforesaid CDs No 1 to 4 have failed to pay the outstanding dues of **Rs.53,68,024/-(Rupees Fifty three lacs sixty eight thousand & twenty four only/-)** as on 18.2.2008 including interest in terms of judgment and decree dated 22.12.2017 passed in O.A.No. 9/2008 (Less recovery, if any) as per my order dated 22.9.2026 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)** All that piece and parcel of shop No. 1 to 8 admeasuring 2500 sq. ft. situated at second floor in building known as Apollo Enclave, Opp. Shri Simandhar Mandir, Highway, Mehsana (and more particularly situated on the land bearing survey No. 1990/12 and 1990/13, Moje Mehsana, District & sub-district- Mehsana, Gujarat	64,00,000/-	6,40,000/-

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	Punjab National Bank
Beneficiary Bank Address	ARMB, Vadodara, Gujarat
Beneficiary Account No.	833000317118A
IFSC Code	PUNB0833000

1) The bid increase amount will be Rs. 50,000/- for above 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. The concerned branch/ chief manager Sh. Anand Kumar Roy, 98975-21016 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	28/10/2026 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	26/11/2026 Upto 05.00PM
3	**e-auction**	**27/11/2026 Between 12.00PM to 01.00PM** (with auto extension clause of 03 minutes, till e-Auction ends)

Recovery Officer-2 DRT Ahmedabad

22/9/26

(RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL –II
AHMEDABAD