Government of India भारतसरकार
Ministry of Finance वित्तमंत्रालय
Debts Recovery Tribunal-II, ऋणवसूलीअधिकरण-II
4th Floor, Bhikhubhai Chambers, तीसरामाला, भिखुभाईचेम्बर्स,
Near Kochrab Ashram, Paldi, कोचरबआश्रमकेपास,पालडी, अहमदाबाद, गुजरात
Ahmedabad,Gujarat

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 DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION/SALE NOTICE

THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC No.	63/2025	OA No.	784/2020
Punjab National Bank		Certificate Holder Bank	
Vs.			
Sanjaybhai Gopalbhai Barot & Ors		Certificate Debtors	

To

C.D.No.1: Sanjaybhai Gopalbhai Barot,
Proprietor of Unity Cars
Address- F-11 – Shraddhadip Society, Near R C Patel Estate, Ashwamegh- 1, Mujmahuda- Vadodara- 390020.
Also at-
78/3/A- GIDC Makarpura, Vadodara- 390011.
C.D.No.2: LRS of Deceased Gopalbhai Shivlal Barot
2.1- Ushaben Gopalbhai Barot (Wife of the Deceased)
2.2- Sanjabhai Gopalbhai Barot (Son of the Deceased)
2.3- Ekta Gopalbhai Barot (Daughter of the Deceased)
2.4- Arti Gopalbhai Barot (Daughter of the Deceased)

The aforesaid CD No. 1 has failed to pay the outstanding dues of **Rs.02,92,32,472.25/- (Rupees Two Crore Ninety Two Lac Thirty Two Thousand Four Hundred Seventy Two and Paise Twenty Five)** including interest in terms of judgment and decree dated 26/05/2025 passed in O.A. No. 784/2020 (Less Recovery, if any) as per my order dated 22/09/2026 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	GF-1 KRISHNA APARTMENT, PALDI, AHMEDABAD, ADMEASURING 114.97 SQ.MTRS. AT GROUND FLOOR AND 89.14 SQ.MTRS. AT BASEMENT BELONGING TO SHRI SANJAY GOPALBHAI BAROT. "ALL THAT PIECE AND PARCEL OF PROPERTY I.E. OFFICE NO. GF-1, ADMEASURING ON GROUND FLOOR ALONG WITH CELLAR ADMEASURING 89.14 SQ.MTRS. IN THE SCHEME KNOWN AS 'KRISHNA APRTMENT' SITUATES ON THE LAND BEARING FINAL PLOT NO. 917 OF TOWN PLANNING SCHEME NO.3 PALDI, TALUKA AHMEDABAD (WEST), WITHIN LIMIT OF REGISTRATION DISTRICT,	Rs. 78.00 Lakhs	Rs. 07.80 Lakhs

	AHMEDABAD, SUB DISTRICT AHMEDABAD-4 (PALDI). **NORTH: INTERNAL ROAD** **SOUTH: INTERNAL ROAD** **EAST: INTERNAL ROAD** **WEST: COMMON PLOT**		

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:

Account Name	Sundry NPA Account
Beneficiary Account No.	833000317118A
IFSC Code	PUNB0833000
Branch	ARMB, Vadodara

1) The bid increase amount will be Rs. 50,000/- for single lot.
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 and for any property related queries may contact Mr. Anand Kumar Roy (Mob No. 9897521016), E-mail: cs8330@pnb.bank.in .
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 payment schedule of 25% (minus EMD) immediately after 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	29/10/2026 Between 11.00am to 2.00 pm.
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made	30/11/2026 Up to 05.00pm
3	e-auction	01/12/2026 Between 04.00pm to 05.00pm (with auto extension clause of 03 minutes, till E-Auction ends)

(ANUBHA DUBEY)
RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL –II
AHMEDABAD