Borivali		Nine And Fourteen Paisa Only) as on 07-10-2024	Possession)	Maharashtra-401208.

Place: Mumbai, Dated: 29.03.2025 — Authorized Officer, (M/s PNB Housing Finance Ltd.)

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

T.R.C. No.35/2023 — O.A. NO. 605/2015
(RC No.384/2018)

Certificate Holder :- BANK OF BARODA

V/s

Certificate Debtors :- M/S. ABC COTSPIN PVT. LTD. & ORS.

To,

CD No. 1 : M/s. ABC Cotspin Pvt. Ltd., C/4, Nikumbh Complex, Near Reliance House, Off C.G. Road, Ellisbridge, Ahmedabad-380006. **Also at:** S-12/14, Cotton Exchange Building, Cotton Green (East), Mumbai-400033, **Also at:** Survey No.18/2, Village-Lathidad, Taluka-Botad, Dist., Bhavnagar, Gujarat. **Email: sales@abccotspin.com, ashish@abccotspin.com Fax: 91-79-26420792/ 022-23782304**

CD No. 2 : Mr. Ashish Suresh Jobanputra, Flat No.8, Parmeshwarkrupa, 95, Tilak Road, Ghatkopar(E), Mumbai-400077, Maharashtra. **Also at:** 601, Law Garden Apartment, Law Garden, Ellisbridge, Ahmedabad-380006. **Also at:** 3207, North Wing, Imperial Tower, BB Nakashe Marg, Tardeo, Near Haji Ali, Mumbai-400034. **Also at:** C/4, Nikumbn Complex, Near Reliance House, Off. C.G. Road, Ellisbridge, Ahmedabad-380006, Gujarat. **Email: ashish@abccotspin.com**

CD No. 3 : Mr.Bhavesh Haridas Thakkar, C-117, Upper Ground Floor, New Rajinder Nagar, New Delhi-110060. **Also at:** C/4, Nikumbh Complex, Near Reliance House, Off. C.G. Road, Ellisbridge, Ahmedabad-380006, Gujarat. **Also at:** 1, Chandrabhavan, Ghatkopar (East), Mumbai-400077.

CD No. 4 : Mrs. Priti Ashish Jobanputra, 601, Law Garden Apartment, Law Garden, Ellisbridge, Ahmedabad-380006. **Also at:** 3207, North Wing, Imperial Tower, BB Nakashe Marg, Tardeo, Near Haji Ali, Mumbai-400034.

CD No. 5 : M/s. Prime Cottex Pvt. Limited, C/4, Nikumbh Complex, Near Reliance House, Off. C.G. Road, Ellisbridge, Ahmedabad-380006, Gujarat. **Email: accounts@abccotspin.com**

CD No. 6 : Mr. Ashvin Ashokbhai Patel, 89, Anandnagar, Near Gita School, Ranip, Ahmedabad, Gujarat. **Also at:** C/4, Nikumbh Complex, Near Reliance House, Off. C.G. Road, Ellisbridge, Ahmedabad-380006, Gujarat.

The under mentioned property will be sold by Public E-auction sale on **07th day of May, 2025** for recovery of sum of **Rs 394,15,72,611.29p (Rupees Three Hundred Ninety Four Crores Fifteen Lakhs Seventy Two Thousand Six Hundred Eleven and Paise Twenty Nine 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. ABC COTSPIN PVT. LTD. & 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	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	2	7	8
Lot No.		Reserve Price (in ₹)	10% EMD (in ₹)
1	Plant and machinery at Gat No. 102/1 area 2 Hec. 40 situated at Badnapur, Ta. Badnapur, Dist. Jalna	₹ 1,68,50,000/-	₹ 16,85,000/-
2	All that immovable property Land Gat No. 102/1 area 2 Hec. 40 situated at Badnapur, Ta. Badnapur, Dist. Jalna which is bounded as under: On or towards East: Remaining and of Gat no. 102/1 On or towards West: Digambar Jarhad On or towards South: Aurangabad Jalna Road On or towards North: Atmaram B Karade	₹ 15,00,00,000/-	₹ 1,50,00,000/-
3	Combined lot of No. 1 & 2	₹ 16,68,50,000/-	₹ 1,66,85,000/-

- **Revenue assessed upon the property or any part thereof -** Not known
- **Details of any other encumbrance to which property is liable -** Not known
- **Valuation also state Valuation given, if any, by the Certificate Debtor -** No
- **Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value -** Not known

Note: Priority would be given to those bidders who bid for Joint lot of properties i.e. Lot No. 3. In case bid is received for lot no. 3 then the bids of lot no. 1 & 2 will be treated as cancelled.

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. **https://baanknet.in.**
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 **latest by till 4.00 PM on 05.05.2025** in Wallet Bank Asset Auction. Network (BAANKNET) **https://baanknet.in.** 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 **till 4:00 PM on 05.05.2025.** and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-1, DRT-I, Ahmedabad by **05.05.2025.** 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 Agency	Bank Asset Auction Network (BAANKNET)
Contact Person	Mr. Kashyap Patel (Mobile No. 9327493060
Helpline Nos.	8291220220
Helpline E-Mail Address	**support.BAANKNET@paballiance.com**
Bank Officer	**Braj Gopal Harit (Chief Manager) Mobil No. +91 9913446513**

6. Prospective bidders are advised to visit website **https://baanknet.in.** 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 3 singal lots, with **Reserve Price as mentioned above again each lot.**
9. The bidder shall improve offer in multiples of **₹ 2,00,000/-** during entire auction period.
10. The property shall be sold **"AS IS WHERE 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 wallet Bank Asset Auction Network (BAANKNET) **https://baanknet.in.** by immediate next bank working day **by 4:00 P.M.** through RTGS/NEFT as per details as under.

Bank Name and Address	Bank of Baroda, ZOSAR Branch, BOB Tower, 4th Floor, Near Law Garden, Ellisebridge, Ahmedabad-380006
Account Name	BOB Asset Recovery Management
Account No.	03330400000503
IFSC Code No.	BARB0NAVRAN (5th character is Zero)

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. **https://baanknet.in.**
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Account Name	BOB Asset Recovery Management
Account No.	03330400000503
IFSC Code No.	BARB0NAVRAN (5th character is Zero)
Branch	Navrangpura Branch, Ahmedabad

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% on total sale consideration money (plus ₹ 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 coinsderation 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	**22.04.2025**	**Between 02.00 PM to 04.00 PM**
Date of uploading proof of EMD/ documents on e-auction portal	**05.05.2025**	**Up to 05.00 pm**
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-1	**05.05.2025**	**Up to 05.00 pm**
Date and Time of E-Auction	**07.05.2025**	**Between 12.00 Noon to 01.00 pm** (with auto extension clause of 5 minutes, til 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 21st Day March, 2025

Seal

Sd/-
Recovery Officer-I, DRT-I, Ahmedabad

Contact Number 9920043671