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.	102/2021	OA No.	757/2020

Certificate Holder Bank	BANK OF BARODA
	Vs.
Certificate Debtors	KISHORI MAHESH ADWANI

To,

C.D No.1- Ms. Kishori Mahesh Adwani, 2-A, Naina Society, Opp. ONGC Gate, Makarpura Road, Vadodara-390 009. And/or Flat No.203, 2nd Floor, Kishan Residency, B/h.Sub Registrar Office, Opp.Jain Derasar, Akota, Vadodara.
C.D.No.2- Bharat Mahesh Adwani, 2-A, Naina Society, Opp. ONGC Gate, Makarpura Road, Vadodara-390 009.

The aforesaid CDs No. 1 & 2 have failed to pay the outstanding dues of **Rs.33,31,231/-(Rupees Thirty three lakhs thirty one thousand two hundred thirty one only/-)** as on 16.03.2021 including interest in terms of judgment and decree dated 16.03.2021 passed in O.A.No. 757/2020(Less recovery, if any) as per my order dated 19.6.2026 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	All that piece and parcel of Residential property being Flat No.203, 2nd Floor Admeasuring 1050 sq.ft super built up in the scheme known as "Kishan Residency" constructed on the land of R.S.No.291, C.S.No.3478, T.P.No.1, F.P.No.311 Paikee plot No.8, admeasuring 352 sq.mtrs situated at mouje Gam Akota, Dist.and Sub Dist. Vadodara, Gujarat is bounded as under :- On or towards East :- Flat No.201 & 202 On or towards West :- Rajkumar Society On or towards North :- Final plot No.312 On or towards South :- Final Plot No.308	Rs. 24,00,000/-	Rs. 2,40,000/-

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	Bank of Baroda
Beneficiary Bank Address	Bob, Zonal Stressed Asset Recovery Branch, Baroda, 4th Floor, Suraj Plaza Building-III, Sayajigunj, Baroda-390 005
Beneficiary Account No.	58150015181869
IFSC Code	BRBBOARMSGZ

1) The bid increase amount will be Rs. 10,000/- 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. The concerned branch manager Sh. Dhananjay Kumar Singh, 0265-2360022, 0265-2960055 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	30/11/2026 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	29/12/2026 Upto 05.00PM
3	e-auction	**30/12/2026 Between 12.00PM to 01.00PM** (with auto extension clause of 03 minutes, till e-Auction ends)

12/11/26

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