

DEBTS RECOVERY TRIBUNAL-II
Ministry of Finance, Government of India
3rd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Paldi, Ahmedabad, Gujarat.

FORM NO.22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2015] [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

R.C. No. 207/2015 O.A. No. 384/2014
Certificate Holder Bank : UNION BANK OF INDIA
V/s
Certificate Debtors : CRS Logistics Pvt. Ltd. & Ors.

To,
C.D. No. 1. M/s CRS Logistics Pvt. Ltd., Having Registered Office at : 5-6-7, Second Floor, Artee Chambers, Opp. Amul Dairy, Anand-388001, Gujarat.
C.D. No. 2. Mr. Deepak Chandrakant Shah, 17, Aslesha Bungalows, Lambvihel Bakrol Road, Bakrol, Anand-288001, Gujarat.
C.D. No. 3. Mr. Jagdish Nathal Shah, 1007, Kaiwal Tower, Nr. Ganesh Crossing, Anand-388001, Gujarat. Also at : 36, Shaligram Bungalows, Vinukaka Marg, Bakrol Road, Vallabh Vidhyanagar, Dist. Anand-388120, Gujarat.
C.D. No. 4. Mrs. Neha Deepak Shah, 17, Aslesha Bungalows, Lambvihel Bakrol Road, Bakrol, Anand-388120, Gujarat.
C.D. No. 5. Mrs. Aarti Jagdish Shah, 1007, Kaiwal Tower, Nr. Ganesh Crossing, Anand-388001 Gujarat. Also at : 36, Shaligram Bungalows, Vinukaka Marg, Bakrol Road, Vallabh Vidhyanagar, Dist. Anand-388120, Gujarat.

The aforesaid C.D. Nos. 1 to 5 have failed to pay the outstanding dues of **Rs.76,53,06,990.54** (Rupees Seventy Six Crore Fifty Three Lakhs Six Thousand Nine Hundred Ninety and Fifty Four paise only) (Less Recovery) as on 30/11/2019 including interest in terms of judgment and decree dated 11/06/2015 passed in O.A. No. 384/2014 as per my order dated 03/11/2025 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 Property	Reserve price (Round off)	EMD 10% (or rounded off)
1	Office no. F/10, 1st Floor, "Pearl Heritage", Above B.O.B, Nr. Bakrol Gate, Bakrol Vadtal Raod, Mota Bazaar, R.Survey no. 2357/0+2358/pl, At/Village: Bakrol, Tal: Anand, Dist: Anand, Pin: 388315, Adm. 225.73 sq.mtrs., with undivided share in land 97.88 sq.mtrs. & Open terrace on 5th floor admeasuring area 1116 sq.mtrs. With undivided share in land 150 sq.mtrs. is situated at Peral Heritage Complex, Nr. Vaibhav Cinema, Vadtal Bakrol Road, Village Bakrol, Ta. & Dist. Anand.	Rs. 61.00 Lakhs	Rs. 06.10 Lakhs
2	Pent House No, P/1 situated at 5th floor of Block 'C' of Pearl Elegance, Beside Narayan Exotic, Bakrol Lambvihel Road, R.Survey no. 2037, At/Village: Bakrol, Tal: Anand Dist: Anand Adm.: 320.63 sq.mtrs. with undivided share in land adm. 124.44 sq.mtrs.	Rs. 49.00 Lakhs	Rs. 04.90 Lakhs
3	Pent House No. P/1 situated at 5th floor of Block 'B' of Pearl Elegance, Beside Narayan Exotic, Bakrol Lambvihel Road, R.Survey no. 2037, At/Village: Bakrol, Tal: Anand Dist: Anand. Super Built up area - 320-63 Sq.mtrs. and Undivided share in land admeasuring area 124-44 sq.mtrs. Property	Rs. 49.00 Lakhs	Rs. 04.90 Lakhs
4	Office No. F-3 adm. 19-50 sq.mtrs. with undivided share in land 4-60 sq.mtrs., Shop F-20 adm. 37-20 sq.mtrs. with undivided share in land 8-79 sq.mtrs., Shop F-21 adm. 18-60 sq.mtrs. with undivided share in land 4-40 sq.mtrs., Shop F-22 adm. 18-60 sq.mtrs. with undivided share in land 4-40 sq.mtrs. Shop F-23 adm. 18-60 sq.mtrs. with undivided share in land 26-59 sq. mtrs. Situated at 1st Floor, J.K. Land Mark, Bala Kaka Vad, Sardar Ganj Bazar, City Survey no. 331/A, At/Village: Anand, Tal: City, Dist: Anand, Pin: 388001.	Rs.26.50 Lakhs	Rs. 02.65 Lakhs

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	Union Bank of India Asset Recovery Branch 1st Floor, Rangoli Complex, Opp. V.S. Hospital, Ellishbridge, Ashram Road, Ahmedabad-380006
Beneficiary Bank Name	Union Bank of India
Beneficiary Account No.	559801980050000
IFSC Code	UBIN0555983

- 1) The bid increase amount will be **Rs. 25,000/-** for lot no. 1 to 4 each.
- 2) Prospective bidders may avail online training from service provider **PSB Alliance (BAANKNET Auction Portal)** (Tel Helpline No. +91-829122020 and Mr. Kashyap Patel (Mobile No. 9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com. and for any property related query contact Mr. S. Santosh Kumar, Bank Officer (Mob No. 9731999609).
- 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 property.
- 6) Schedule of auction is as under:

SCHEDULE OF AUCTION

1 Inspection of property	12/12/2025 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	07/01/2026 Upto 05.00 pm
3 e-auction	08/01/2026 Between 12.00 pm to 01.00 pm (with auto extension clause of 03 minutes, till E-auction ends.)

(ANUBHA DUBEY)
Recovery Officer-
Debts Recovery Tribunal-II, Ahmedabad



Asset Recovery Branch, Ahmedabad,
1st Floor, Rangoli Complex, Opp. V.S Hospital,
Ashram Road, Ellisbridge, Ahmedabad-380006

**SALE NOTICE (30 DAYS)
FOR SALE OF
IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION - 09.01.2026 (Friday) from 12:00 p.m. to 05:00 p.m.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of **Union Bank of India**, (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India**, **Bank of India**, **Karnataka Bank**, **Indian Bank** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Borrower, Co-Applicant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
1	1. M/s. DEVASHRIV PAAPERS (INDIA) LLP. (Borrower & Mortgagor), 2. Shri Naranshai Devibhai Desai S/o. Shri Devibhai Vastabhai Desai, (Guarantor & Mortgagor) 3. Smt. KumudbenNaranbhai Desai W/o. Shri Naranbhai Devibhai Desai, (Guarantor & Mortgagor) 4. Shri Dhruvkumar Naranbhai Desai S/o. Shri Naranbhai Devibhai Desai (Guarantor) 5. M/s. NKR Engineers Private Limited (Guarantor)	Property no 1 Registered Mortgage over All that piece and parcel Non Agriculture open land for industrial use /multipurpose use at Revenue survey no. 168, TPS No. 416/B (FP 84+851+852P) Near Devashrav Farm, Vanch Road, Moulvi-Ramol, Taluka-Vatva, District Ahmedabad, Gujarat. Land admeasuring 11837 sq mts. Owner: Naranbhai Devibhai Desai (Rabari) and Kumudben Naranbhai Desai (Rabari) and bounded by:- Details of encumbrances over the property, as known to the secured creditor, if any:- SAN.368/2025 in DRT-I, Ahmedabad. (Symbolic Possession) Survey No 166 By East Land of Survey No.165 &163 By West Land at Survey No.167 By North Open land of Survey No.161 By South Main Road from Ramol to Bilibura Vaanch. Property no.2 Registered Mortgage over All that piece and parcel Non Agriculture open land for industrial use /multipurpose use at Revenue survey no 167/1, 167/2, 167/3 TPS No. 416/B (FP 84+851+852P) Near Devashrav Farm, Vanch Road, Ahmedabad-382449 Moulvi-Ramol, Taluka-Vatva, District Ahmedabad, Gujarat. Land admeasuring 20032 sq mts. Owner: Naranbhai Devibhai Desai (Rabari) and Kumudben Naranbhai Desai (Rabari) and bounded by:- Details of encumbrances over the property, as known to the secured creditor, if any:- SAN.368/2025 in DRT-I, Ahmedabad. (Symbolic Possession) Survey No 167/1 (admeasuring 12950 sq. mts.) By East Land of Survey No.167/1 By West Land at Survey No.168/5 By North Open land of Survey No.161 By South Land at Survey No.167/2 and main Road to go to Survey No 167/2 Survey No 167/2 (admeasuring 2833 sq. mts.) By East Land of Survey No.167/1 By West Land at Survey No.168/5 By North Open land of Survey No.161 By South Land at Survey No.167/2 and main Road to go to Survey No 167/2 Survey No 167/3 (admeasuring 4249 sq. mts.) By East Land of Survey No.163/2 By West Land at Survey No.168/9 By North Open land of Survey No.163/2 By South Road to go to Vanch	Rs. 1,74,46,94,07,56 (Rs. One hundred seventy four crores forty six Lakhs ninety four thousand paisa fifty eight only) as on 31.08.2025 and further interest at contractual rate & cost from 01-09-2025.	Reserve Price : Rs. 21,63,00,000/- EMD : Rs. 21,63,00/- Bid. Inc. : Rs. 5,00,00/-
2				Reserve Price : Rs. 37,10,00,000/- EMD : Rs.37,10,000/- Bid. Inc. : Rs. 5,00,00/-

Contact Details : Mr. S. Santosh Kumar, Mobile No : 97319 99609, 99099 63733

This may also be treated as statutory 30 Days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. Invariably, the first bid of the properties will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

Date and Time of inspection for properties : as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Date : 03.12.2025, Place : Ahmedabad

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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C554, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **Cholamandalam Investment and Finance Company Limited**, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon the borrower(s) (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrower(s) mentioned herein below to the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the said Act with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower(s) attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

NAME AND ADDRESS OF BORROWER/S & LOAN ACCOUNT NUMBER	DATE OF DEMAND NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF THE PROPERTY POSSESSED	DATE OF POSSESSION
Loan Account No.: LAP2STR000089784 Mr. Manish Mangali Solanki Mrs. Hinaben Solanki Mr. Mangali Solanki All are Residing at: 5-A, B Tower, Ratna Yogi Apartment, Nr. Someshwara Enclave, Vesu, Surat, Gujarat - 395007 Also : Flat No: 5/A, 5th Fl. Bldg. No.: B, B/S. Dream Home, Nr. Someshwara Enclave, Vesu, Surat City Surat, Gujarat-395007	15-09-2025	Rs.2651104/- (Rupees Two Lakh Six Lakhs Fifty One Thousand One Hundred Four Only) as on 10-09-2025	All the piece and parcel of immovable property Flat No. 5/A on the 5th Floor of B wing building known as "Ratnayogi Apartment" situated at Vesu Bearing Revenue Survey No. 91, New R. S. No. 69/1, T. P. Scheme No. 21 (Vesu) Old Final Plot No. : 9, New Final Plot no. 6 of Village: Vesu, Taluka: Majura (Surat City), District: Surat total admeasuring about super built up area 1310.00 Sq. feet i.e. 121.747 Square Meter, Built up area 80.46 Sq. Meters. Bounded As Under: East: Road, West: Someshwar Society, North: Adj. Revenue Survey No. 69 paiki, South: Adj. Revenue Survey No. 90 paiki, Survey No. 90.	03-12-2025 Possession

Date : 03-12-2025
Place : Surat
AUTORISED OFFICER, M/s. Cholamandalam Investment and Finance Company Limited

sidbi Asset Recovery Vertical (Ahmedabad Unit), Navrang Amrit Jayanti Bhavan, 1st Floor, Behind Gujarat Vidhya Pusth, Navrang P. Astrow, Road, Ahmedabad - 380014, Gujarat, Phone No. 079-27549948 Email id : arvind.siddi@sidbi.in Website : www.sidbi.in

CORRIDGUM: E-AUCTION NOTICE – SALE OF IMMOVABLE PROPERTIES AND MOBILE ASSETS
Please refer to E-Auction Sale Notice under Rule 8(1) and 9(1) of the Security Interest (Enforcement) Rules, 2002 published in this Newspaper, dated 02.12.2025, visal sale of movable assets of Sunshine Fastech Ltd (Earlier Sunshine Fastech Pvt. Ltd.) and immovable property owned by M/s. Waterfield Industries. In the said notice the amount of reserve price and the Earnest Money Deposit (EMD) of the above said secured assets in case of applying for Combine bid was left to be mentioned. Therefore, the following row is being inserted as clause (C) after table given details of the machinery

C Reserve Price for Combine bid i.e. immovable Properties and Movables Assets, both are Rs. 76,40,000/- and EMD is Rs. 7,64,000/- (10% of Reserve Price)

All Other Contents of the notice