



Government of India
Ministry of Finance
Debts Recovery Tribunal-II,
3rd Floor, Bhikhubhai Chambers,
Near Kochrab Ashram, Paldi,
Ahmedabad, Gujarat

भारतसरकार
वित्तमंत्रालय
ऋणवसूलीअधिकरण-II
तीसरामाला, भिखुभाईचेम्बर्स,
कोचरबआश्रमकेपास,पालड़ी, अहमदाबाद, गुजरात

FORM NO. 22 (Earlier 62) [Regulation 36 & 37 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

RC NO.	60/2021	OA No.	1368/2019
Certificate Holder Bank	Union Bank of India.		
Vs.			
Certificate Debtors	M/s.Rajhans Fabrics & Ors.		

To
C.D.No.1: C.D.No.1: M/s. Rajhans Fabrics, [A Partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya, Mr. Nikhilkumar Rajeshbhai Ribadiya and Mr. Aplesh Savjibhai Siroya as partners having its office at :-

Partners having its office at:

- A-104, Diamond World, Mini Bazar, Varachha Road, Surat and factory at Gala No.06, Plot No.1/B/1, Block No.114 palki, 115 and 116 paiki, Moje Pipodara, Karmyogi Industrial Co-op Service Society Ltd., Opp. Ekta Industrial Estate, Tempo Galli, NH-8, Pipodara, Surat-394 110
- C.D.No.2: Mr. Subhashchandra Manubhai Siroya,** 304, Ravi Raj Apartment, Near Rangila Park Row House, Shivaji Marg Circle, Adajan, Surat - 395 009
- C.D.No.3: Mr. Alpesh Savjibhai Siroya,** 304, Ravi Raj Apartment, Near Rangila Park Row House, Shivaji Marg Circle, Adajan, Surat - 395 009
- C.D.No.4: Mr. Parmanand Vinubhai Asodariya,** 56, Ishwarkrupa Society, Vibhag 2, L.H. Road, Surat-395 009
- C.D.No.5: Mr. Vishal Rameshbhai Siroya,** A-503, Green Residency, Near S.M.C. Hall, Opp Gangeshwar Mahadev, Adajan, Surat-395 009
- C.D.No.6: Mr. Mohit Subhashchandra Siroya,** A-503, Green Residency, Near S.M.C. Hall, Opp Gangeshwar Mahadev, Adajan, Surat-395 009
- C.D.No.7: Mr. Nikhilkumar Rajeshbhai Ribadiya,** A-503, Green Residency, Near S.M.C. Hall, Opp Gangeshwar Mahadev, Adajan, Surat-395 009
- C.D.No.8: Mr. Rameshbhai Manubhai Siroya,** A-503, Green Residency, Near S.M.C. Hall, Opp Gangeshwar Mahadev, Adajan, Surat-395 009
- C.D.No.9: M/s. Siroya Textiles,** A partnership firm of Mr. Vishal Rameshbhai Siroya and Mr. Alpesh Savjibhai Siroya as partners having its office at A-104, Diamond World, Mini Bazar Varachha Road, Surat.
- C.D.No.10, M/s. Dulhan Silk Mills,** A Partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya, and Mr. Alpesh Savjibhai Siroya having its office at A-104, Diamond World, Mini Bazar, Varachha Road, Surat.
- C.D.No. 11: M/s. Three Star Synthetics,** A partnership firm consists of Mr. Subhashchandra Manubhai Siroya, Mr. Vishal Rameshbhai Siroya, and Mr. Nikhilkumar Rajeshbhai Ribadiya as partners having its office at A-104, Diamond World, Mini Bazar, Varachha Road, Surat

12/12

C.D.No.12: M/s. Avadh Tex, A partnership firm consists of Mr. Subhashchandra Manubhai Siroya and Mr. Alpesh Savjibhai Siroya as partners having its office at A-104, Diamond World, Mini Bazar, Varachha Road, Surat

C.D.No.13: M/s. Madhur Industry, A proprietary concern of Mr. Parmanand Vinubhai Asodariya having business at 56, Ishwarkrupa Society, Vibhag-2, L.H. Road, Surat-395 009

C.D.No.14: M/s. Giriraj Fab, A partnership firm consists of Mr. Subhashchandra Manubhai Siroya and Mr. Vishal Rameshbhai Siroya as partners having its office at A-104, Diamond World, Mini Bazar, Varachha Road, Surat

The aforesaid CDs No. 1-14 have failed to pay the outstanding dues of **Rs.5,23,73,263/- (Rupees Five crores twenty three lakhs seventy three thousand two hundred sixty three only/-)** as on 11/12/2019 including interest in terms of judgment and decree dated 19.02.2021 passed in O.A.No.1368/2019 (Less recovery, if any) as per my order dated 05.12.2025 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 the property	Reserve Price (Rounded off)	EMD 10% (Rounded off)
1	Industrial land bearing Gut No.219, village Vadavali, situated at Bhiwandi Wada Main Road, Nr.Essel Propakk Company, Ta.Wada,Dist.Palghar, Maharashtra-421 303 (Plot area 8800 sq.mtrs)	Rs.370.00 Lakhs.	Rs.37.00 Lakhs.

2. 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.
Beneficiary Bank Address	ARB, Surat.
Beneficiary Account No.	79820-19800-50000
IFSC Code	UBIN0579813
Branch	ARB, Surat at Tulsi Market, Ring Road, Maan Darwaza, Surat-395 002.

3. The bid increase amount will be Rs. 1,00,000/- for Lot No.1.
4. 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 Shri.Rahul Kumar, Chief Manager, Mobile No.7859011911.
- 5.
6. Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
7. 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.
8. 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.
9. Schedule of auction is as under:-



SCHEDULE OF AUCTION

Schedule of Auction.

1	Inspection of property	23.03.2026 Between 11.00am to 2.00pm
2	Last date for receiving bids along with earnest money and uploading documents including proof of payment made	06.04.2026 Upto 05.00pm
3	e-auction	07.04.2026 Between 12.00 PM to 01.00 PM (with auto extension clause of 03 minutes, till E-Auction ends)



Rajesh Kumar Sharma
12/12/25

(RAJESH KUMAR SHARMA)
Recovery Officer-II
Debts Recovery Tribunal-II
Ahmedabad.