

Sale Notice For Sale Of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the **Authorised Officer of Bank of Baroda, Dhaman** Secured Creditor, will be sold on **06-04-2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/ Lot No.	Name & Add of Borrower/s / Guarantor/s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Total Dues.	Date of Auction Time of auction - Start Time & End Time	1. Reserve Price- Rs. 2. EMD Amount-Rs. 3. Bid Increase Amount Rs.	Status of Possession (Constructive/Physical)	Property Inspection date & Time
1.	Mr. Swapnil Amrut Patil (Borrower) Flat No. A/504, Heer Cottage -A, ward No. 12 Village - Chhapra Taluka - Navsari Distt - Navsari- 396 445 2. Mrs. Ashwini Swapnil Patil(borrower) Flat No. A/504, Heer Cottage-A, ward No. 12 Village - Chhapra Taluka - Navsari Distt - Navsari- 396 445	All part and parcel of immovable land R.S. No.117/2 paiki total land admeasuring 4148.00 sq. Mtr. Paiki plot no - 1A land adm. 521 Sq.mtr. constructed multi storied building namely "HEER COTTAGE-A" consisting 44 residential flats and 12 shops paiki flat no A/504, fifth floor construction area adm. 49.61 sq.mtr. Carpet area 73.79 Sq.mtr. Built up area 111.52	Rs. 28,44,432.01 + Other charges	06.04.2026 14:00 PM to 18:00 PM	1.Rs.21,60,000/- (Twenty One Lakh Sixty Thousand Only) 2.Rs. 2,16,000/- (Two Lakh Sixteen Thousand Only) 3. Rs. 10,000/- (Ten Thousand Only)	Physical	02.04.2026 10:00 AM to 16:00 PM

		Sq.mtr. Super built up area bearing gram panchayat house no Old – 4869 New 9857/0 of ward No -12 along with undivided share in land adm. 9.30 Sq.mtr. Situated at Vill-Chhapra, Tal-Navsari, Dist-Navsari, standing in the name of Mr. Swapnil Amrut Patil and bounded as follows: East-Lift then Flat No - A/502 West-Lift then Flat No-A/506 North-Society Road South-Flat No-A/503					
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on **Mob-96876 80722**

Date:-02.03.2026

Place:-Dhaman Navsari



[Signature]
02/3/26
Chief Manager & Authorised Officer
Bank of Baroda Dhaman