



बैंक ऑफ बड़ौदा

Bank of Baroda



NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTY/IES
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-auction sale notice for sale of movable/immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 6(2) and 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 movable/ immovable property/ies hypothecated/mortgaged/charged to the secured creditor *Bank of Baroda* the constructive (symbolic) / physical possession of which has been taken by the Authorised officer of Bank of Baroda, will be sold on **27.03.2026** "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 & address of Borrower/s / Guarantor/ Mortgagors	Description of the immovable / movable properties	Total Dues.	Date & Time of E-Auction	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mr. Vipulkumar Ranchhodbhai Patel (Borrower & Mortgagor) Address:- 95, Vraj Vihar Bungalows, Vill. Sankhalpur, Taluka. Becharaji, Dist. Mehsana, Gujarat -384210	All that piece and parcel of Residential House constructed on Plot No 95, admeasuring 108.81 Sq. Mtrs. along with undivided share admeasuring 53.00 Sq. Mtrs, Revenue Survey No 128 (Old Revenue Survey No 448/paiki 1), Known as Vraj Vihar, Situated within the limits of Bechar, Ta-Becharaji, Dist-Mehsana in the name of Mr. Vipulkumar Ranchhodbhai Patel. The said property is originally mortgaged in Home Loan and Top Up Loan of Mr. Vipulkumar Ranchhodbhai Patel and Mrs. Aratiben VipulKumar Patel. The said property is extended by way of Legal mortgage in advance	Total dues Rs.21,95,058.00 (Rupees Twenty One Lakh Ninety Five Thousand Fifty Eight Only) as on 25.09.2025 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.	Date of E-Auction – 27.03.2026 Time of E-Auction - 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)	1.Reserve Price- Rs.3445281/- 2.Earnest Money Deposit (EMD)- Rs.344528/- 3.Bid Increase Amount Rs.25000/-	Physical Possession	Property inspection Date: 24.02.2026 to 26.03.2026. Time : 11:00 AM to 2:00 PM (By taking prior Appointment)
2	Mrs. Aratiben Vipulkumar Patel (Borrower) Address:- 95, Vraj Vihar Bungalows, Vill. Sankhalpur,						

Becharaji Branch – Opp. Becharaji Nagar Palika, Becharaji – 384210, Dist. Mehsana, Gujarat, India, E-mail: Bechara@bankofbaroda.com





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	Taluka. Becharaji, Dist. Mehsana, Gujarat - 384210	account of M/S Megh Industries prop. Mr. Bipinkumar Ranchhodbhai Patel with our branch. The Belongings leftover by the borrower in the premises (as per panchnama) are not part of the Auction. The Property bounded as under :- <table><tr><td>North</td><td>Internal Road</td></tr><tr><td>South</td><td>Open Space</td></tr><tr><td>East</td><td>Plot No. 93 & 94</td></tr><tr><td>West</td><td>Plot No - 96</td></tr></table>	North	Internal Road	South	Open Space	East	Plot No. 93 & 94	West	Plot No - 96					
North	Internal Road														
South	Open Space														
East	Plot No. 93 & 94														
West	Plot No - 96														

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction> and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on Mobile **8980039890 / 8980039848**. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets)

Date :- 24.02.2026

Place :- BECHARAJI



(Mohd. Shadab)
Chief Manager
Authorised Officer
Bank of Baroda