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MSME VALSAD Branch,
Rajwadi Mall, Opp. LIC Office, Halar Road,
Valsad 396001. Ph.: 02632 256782
E mail: vjvals@bankofbaroda.co.in

**SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES**
*APPENDIX-1A (See proviso to Rule 6 (2) & 8 (b))

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(b) of the Security Interest (Enforcement) Rules, 2002.

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, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" "without recourse basis" for recovery of below mentioned accounts. The details of Borrower/s/Guarantor/s/Secured Assets/Dues/Reserve Price/- Auction Date & Time, EMD and Bid Increase Amount are mentioned below:

Sr. No.	Branch Name & Contact No.	Name & address of Borrower/s / Guarantor/s	Short description of property with known encumbrances, if any / Status of Possession	Total dues	Reserve Price 2. Earned Money Deposit (EMD) 3. Bid Increase Amount
1	MSME Valsad 9152940937	M/s Him Sagar Farm Fresh, Mr. Nitesh Kumar Sumantrai Patel, Mr. Hiren Sumantrai Patel, Mr. Ramnarayan Ramsingh Jhanwar, Mr. Vishal Ramnarayan Jhanwar (1) Block/Survey no.892 New Block /Survey no.1518 Kolivad, Near Padardevi Temple, Nani Charvav, via Atul Charvav, Charvav-Kolivad-Jowia Main Road, District Valsad 396020	All the piece and parcel of Non-Agriculture land situated at Block /Survey no.787 bearing New Block/Survey no.1562 admeasuring of 9108.00 Sq.Mtrs. at village Charvav District Valsad Gujarat in the joint name of Mr.Niteshkumar Sumantrabhai Patel and Mr. Hiren Sumantrabhai Patel as legal heirs of Late Mr.Sumantrai Bhikubhai Patel (Symbolic Possession)		1.Rs. 2,18,50,000/- 2. Rs. 21,85,000/- 3. Rs. 50,000/- (With unlimited extension of 10 minutes each)
2			All the piece and parcel of open Non-Agriculture Residential Land situated at (Khusal Residency) layout bearing Block/Survey no.1005/Paki 06 bearing New Block/Survey no.2034 Plot no.5/A admeasuring 986.00 Sq. Mtrs. Village Charvav District Valsad Gujarat standing in the joint name of Mr.Niteshkumar Sumantrabhai Patel and Mr. Hiren Sumantrabhai Patel as legal heirs of Late Mr.Sumantrai Bhikubhai Patel (Symbolic Possession)	Rs. 19,42,05,581.30 as on 14.02.2026	1.Rs. 70,30,000/- 2. Rs. 7,03,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
3			All the piece and parcel of Industrial Non-Agriculture land situated at Block/Survey no.892, Kosta No. 174 bearing New Block/Survey No.1518 at Charvav, District Valsad Gujarat admeasuring 9307.00 Sq.Mtrs. in the joint name of Niteshkumar Sumantrabhai Patel and Mr. Hiren Sumantrabhai Patel as legal heirs of Late Mr.Sumantrai Bhikubhai Patel and construction of building of cold storage with approximate built up area being 4186.22 Sq. Mtrs. in the name of M/s Him Sagar Farm Fresh (through its partners Mr.Niteshkumar Sumantrabhai Patel and Mr. Hiren Sumantrabhai Patel) with plant and machinery installed at premises (Physical Possession)		1. Rs. 6,96,70,000/- 2. Rs. 69,67,000/- (With unlimited extension of 10 minutes each)

*** For Sr. No. 1 to 3 Date of E-Auction : 12.03.2026 02:00 PM to 06:00 PM (15 Days Sale Notice)**
*** For Sr. No. 3 Only Property Inspection date & Time : 09.03.2026 12:00 PM to 04:00 PM**

Note: For Sr. No. 1 & 2 Only
a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his own risk & responsibility.
b. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
c. Bank will not be responsible or duty bound for handing over of physical possession.
d. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
e. Successful Auction Purchaser has to take the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
f. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.
g. The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Form (in case of Sale on the basis of Symbolic Possession)

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanet.com>. Also, prospective bidders may contact the Authorized Officer Mobile 9152940937.

Date : 21.02.2026, Place : Valsad Chief Manager & Authorised Officer, Bank of Baroda

बैंक ऑफ बरोडा
Bank of India



ZONAL OFFICE, VADODARA ZONE:

Ellorapark, Subhanpura, Vadodara - 390023. Ph.: (0265) 2396573, 2397032

STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT 2002

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 6(1) and rule 6 (2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the following Borrower(s) & Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the Symbolic/Physical Possession of which has been taken by the Authorized Officer of Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earned money deposit is shown there against secured asset. The sale will be done by the undersigned through e-Auction platform provided hereunder.

DATE AND TIME OF AUCTION: 25.03.2026 between 11.00 noon to 05.00 pm (with Auto extension clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the Borrower/ Guarantor/Owner/Partner/ Mortgagor of the property	Lot No	Details of Property to be Sold	Details of Bank dues as per Notices	Possession	Minimum Reserve Price (Rs. in Lac)	EMD (Rs. in Lac)	Date/Time of E-Auction
M.G.ROAD BRANCH, Mahatma Gandhi Road,Shyamal Bechar Pole Post Box No. 34, Vadodara, Gujarat -390 004. Mobile: 9460434106								
1	Hardik Bhupendra Majumdar & Divya Hardik Majumdar	1	Flat No. 303, on the 3rd Floor, in 'Navnath Flats' Near Rang Mahal, constructed on the land situated in Khedkar Faliya of Wadi Area at Vadodara Kasba sim, Vibhag-A, tika No. 9/1, C.S.No. 13 & 15/A-2 Dist Vadodara-390004 in the name of Mr. Hardik Bhupendra Majumdar & Mrs. Divya Hardik Majumdar	As per Notice U/S 13(2) Dt. 10.05.2021 Rs. 7,89,709.92 (Rupees Seven Lakh Eighty Nine Thousand Seven Hundred Nine and Paise Ninety Two) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 7.80	Rs. 0.78	25.03.2026 11 AM to 5 PM
2	Mr. Govindbhai Samajibhai Patoliya & Mr. Milan Govindbhai Patoliya	2	Flat No. B-303, Pavitra Flats, Maneja Crossing, Makarpura, Vadodara-390013 in the name of Mr. Govindbhai Samajibhai Patoliya & Mrs. Milan Govindbhai Patoliya.	As per Notice U/S 13(2) Dt. 10.05.2021 Rs. 15,49,214.66 (Rupees Fifteen Lakh Forty Nine Thousand Two Hundred Fourteen and Paise Sixty Six) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 16.85	Rs. 1.69	25.03.2026 11 AM to 5 PM
3	Mrs. Rekhaben Rajubhai Dhumal & Mr. Rajendra Balchandra Dhumal	3	Flat No. B-403, on 4th Floor Vinayak Apartment at Khedkar Faliya, Wadi Vadodara-390017 in the name of Mrs. Rekhaben Rajubhai Dhumal & Mr. Rajendra Balchandra Dhumal	As per Notice U/S 13(2) Dt. 30.08.2025 Rs. 8,56,654.00 (Rupees Eight Lakh Fifty Six Thousand Six Hundred and Fifty Four) plus further interest and cost incidental expenses etc. - recovery if any	Symbolic	Rs. 8.90	Rs. 0.89	25.03.2026 11 AM to 5 PM
MANJALPUR BRANCH, "Himja Nivas", Opp. Lalbaug Society, Manjalpur Main Road, Manjalpur, Vadodara-390 011. Ph. 0265-2635650. Mobile: 8130143429								
4	Dinesh Punamaram Prajapati	1	Tower-E,Flat No.E-106, Shree Hari Residency, B/S Pratham Paradise, Tarsali Vadodara-390009 in the name of Mr. Dinesh Punamaram Prajapati	As per Notice U/S 13(2) Dt. 16.01.2025 Rs. 15,18,577.55 (Rupees Fifteen Lakh Eighteen Thousand Five Hundred Seventy Seven and Paise Fifty Five) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 17.15	Rs. 1.72	25.03.2026 11 AM to 5 PM

The measurement of above properties/ies however be verified by bidders at site and also from the revenue records prior to participating in auction.

Terms & Conditions of E-Auction are as under: 1. E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid EMD shall be deposited through NEFT/Fund Transfer in working hours on or before 25.03.2026 on 04.00PM. 2. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a. <https://www.bankofindia.co.in>, b. Website address of our e-Auctions Service Provider: psb.auction.com Bidder may visit www.etkay.in or baanet.com where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id. Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-Auction service provider (may take 2 working days). Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date. 3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after the submission of the online bid regarding properties put for sale. 4. Date of Inspection 09.03.2026 ON 11AM TO 2.00PM: with prior appointment with mentioned respective branches on the contact numbers given against respective branches. 5. Bids shall be submitted through online procedure only. 6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. 7. The Bid prior to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand only). 8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. 9. The Earnest Money Deposit (EMD) of the successful bidder shall be returned towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. 10. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. 11. Neither the Authorized Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. 12. The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to any body. 13. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for. 14. The Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s). 15. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given. 16. This is also a mandatory notice of 30 days as per provision of the SARFAESI Act to the Borrowers/Guarantors/Mortgagors of the above accounts informing them about holding of sale/auction aforesaid date.

Date: 22.02.2026 - Place: Vadodara

Authorized Officer, Bank of India

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I arrive at a conclusion
not an assumption.

Inform your opinion with
detailed analysis.

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