



BANK OF BARODA, ROSAR BRANCH
4th Floor, Suresh Plaza Building, III, Sayajigunj, Baroda - 390005
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E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX - IV-A [See proviso to Rule 6 (2) & 6 (8)]

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) & 6 (8) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Secured Creditor(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, Secured Creditor, will be sold "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/s/Guarantor/s/Secured Assets/Dues/Reserve Price/Auction date & Time/EMD and Bid Increase Amount are mentioned below.

Date of e-Auction : 16.03.2026, Time : 02:00 PM to 06:00 PM
Status of Possession : All Properties are in Physical Possession

Sr./ Lot No.	Name & address of Borrower/s / Guarantor/s / Mortgagor	Data of the Movable/Immovable property with known encumbrance if any (Owner / Mortgagor Name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Property Inspection Date & Time
1	Jyotsna Hardik Vatsani Flat No. 32, 3rd Floor, Pushpak Apartment, Near Anushakti Nagar, Sama Vadodara	2 BHK Flat All that piece and parcel of the Immovable residential property Flat No. 32, 3rd Floor, PUSHPAK APARTMENT, adn. 61.96 sq. mtr. (A 667 sq. ft. undivided land adn. 37.47 sq. mtr. (A 414 sq. ft. R.S. No. 2912, T.P. Scheme No. 1, P.P. No. 10 total adn. 1560 sq. mtr. Mouje Samra Registration District and Sub District Vadodara, Gujarat in the name of Jyotsna Hardik Vatsani and said property bounded as under: East: Common Passage, West: Open space of Apartment, North: Flat No. 31, South: Flat No. 31, Land Mark: Sama Talav, Property ID: BARB59820240232	Rs. 15,07,500/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 14,12,500/- 2. Rs. 1,43,250/- 3. Rs. 10,000/-	06.03.2026 11:00 AM To 06:00 PM
2	Mrs. Ghanshyambhai Shilpi Sharma, Bhuvaneswar, Ghanshyambhai Sharma, Dharendra Ghanshyambhai Sharma and Guarantor Mr. Kailash Geurtibhakar Sharma Flat no 316, Tower-B, 3rd Floor, Shreeji Flats, Vadsar, Vadodara	2 BHK Flat, Flat No 316, 3rd Floor, Tower-B, "SHREEJI FLATS", construction area 80.14 sqmtr. undivided share of land adn. 74.07 sqmtr. CS No. 1581, 1582 paid North side land and 1582 paid South side land, Total Area 1801.00 sqmtr. Mouje Vadsar, Registered District and Sub District Vadodara in the name of Mr. Ghanshyambhai Sharma and bounded as under East: OTS, West: Common passage then Flat no 321, North: Flat no 315, South: Flat no 317, Land Mark: Near Vadsar Lake, Property ID: BARB59820250251	Rs. 10,12,826/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 11,47,500/- 2. Rs. 1,14,750/- 3. Rs. 5,000/-	06.03.2026 10:00 PM To 03:00 PM
3	Shri Virbhadr Singh Mahipal Singh Rathod Flat No. 304, 3rd Floor, Tower-2, Shreeji, Satsaya, Beside Nandhar Dikra, Sun Pharna Road, Tandola, Vadodara	2 BHK Flat All that piece and parcel of immovable property located at Flat No. 304, 3rd Floor, Tower Shreeji Satsaya construction adn. 47.2756 Sq. Mtr. undivided share of land adn. 11.93 Sq. Mtr. land bearing R.S. No. 218, T.P. Scheme No. 27, F.P. No. 214 Mouje Village Tandola Registration District and Sub District Vadodara in the name of Rathod Virbhadr Singh Mahipal Singh and said property bounded as under: East: Passage and By Flat No 301, West: Compound wall and other property, North: By Flat No. 305, South: By Flat No. 303, Landmark: Sunpharna Road	Rs. 27,31,378.53/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 14,85,000/- 2. Rs. 1,48,500/- 3. Rs. 10,000/-	06.03.2026 03:00 PM To 05:00 PM
4	Dr. Dinesh Premkumhar Suthar E-402, Crystal Yagnapurush, Opp. Darshanam, Revnala, Golt	2 BHK Flat All that piece and parcel of residential property bearing Flat No. E/503 on Fifth Floor admeasuring carpet area 517 sq. feet, built up area 655 sq. feet and proportionate undivided share of the land 336 sq. feet lying in "CRYSTAL YAGNAPURUSH COMMERCIAL & RESIDENTIAL" Tower "E", constructed on the land bearing R.S. No. 855, T.P. Scheme No. 60, F.P. No. 83 admeasuring 6594 sq. mtr. land situated at Mouje Village Golt Vadodara of Registration District and Sub District Vadodara, bounded as under: East: By 4.5 Meter Road, West: By Flat No. E/504, North: By Flat No. E/502, South: By Garden, Landmark: Golt Road, Property ID: BARB59820240245	Rs. 25,56,001/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 17,37,000/- 2. Rs. 7,73,700/- 3. Rs. 10,000/-	07.03.2026 11:00 AM To 01:00 PM
5	Karamdeep Singh Vade B-9, Ananddeep Tenement, TP-13, Chhatra Javat, Naka, Vadodara	2BHK Flat, All that piece and parcel of Residential Property Flat No. 305, 3rd Floor, "ROYAL LIFES" being constructed on land bearing Block No. 52/81, Total admeasuring 24318 Sq. Mtr. admeasuring 63 Sq. Mtr. Carpet area & undivided share of land admeasuring 14.50 Sq. Mtr. Mouje Jangapur, Wagholia at Registration & Sub District Wagholia, and District Vadodara in the name of Mr. Karamdeep Singh Vade. The said property bounded as under: East: By Flat No. 306, West: By OTS, North: By OTS, South: By Flat No. 308, Land Mark: B/N Barana Greens, Property ID: BARB59820240236	Rs. 21,10,207.32/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 19,19,700/- 2. Rs. 1,91,970/- 3. Rs. 5,000/-	07.03.2026 01:00 PM To 03:00 PM
6	Mr. Ketan Shreshthbhai Mahavira Flat No. 201, Second Floor, Tower-D, Venu Vandaveen Heights, Near Parivar Char Rasta, Wagholia Dabhol Ring Road, Bapod, Vadodara	2 BHK Flat No. 201, Second Floor, Tower-D, Venu Vandaveen Heights, Near Parivar Char Rasta, Wagholia Dabhol Ring Road, Bapod, Vadodara R/S No. 842/Paid, 843 T.P. No. 3, F.P. No. 558/P, Mouje Bapod, T.P. No. 3, Sub District and District Vadodara, Which is bounded as under: East: Land of F.P. No. 556 Paid, West: Common Passage, Stairs and OTS, North: Flat No. 204, Common Wall, South: Common Plot, Landmark: Near Parivar Char Rasta, Property ID: BARB59820240240	Rs. 24,41,207/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 20,90,000/- 2. Rs. 2,09,000/- 3. Rs. 10,000/-	07.03.2026 03:00 PM To 05:00 PM
7	M/S. Hari, Oil & Agriculture Industries & its partners & Guarantors: Mr. Jigneshbhai Kamubhai Patel, Mr. Jaykumar J. Patel, Mr. Arvindbhai R. Patel and Mr. Kamubhai V. Patel House No. 03, Vancha, Patel, Fatiya, Chetamali Boda, Dist Chhota Udepur	Factory Industrial Property No. 461, Block No. 138 at Dabhol-Kosindra-Chikhodra Sub Dist. Dabhol, District Chhota Udepur NA land adn. 3850 Sq. Mtr. paid 880 Sq. Mtr. Oil Mill (Flat Godown, Office) construction there on bounded by East: Block No. 195 agriculture Land, West: Block No. 317 Agri Land, North: 12 Mtr wide Road, South: Block No. 316 Agri Land, Landmark: Dabhol-Kosindra-Chikhodra State Highway Mouje Chikhodra	Rs. Rs. 16,68,989/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 68,92,220/- 2. Rs. 6,89,222/- 3. Rs. 10,000/-	08.03.2026 11:00 AM To 01:00 PM
8	M/S. Vishesh Engineering & Consultancy, Mr. Satyawan Shrikashankar Chaudhary, B-58, (Bambur, Via: Behind, Narayan, Vidyalal Near Kubernswat Temple Ring Road, Vadodara	Plot, All that part and parcel of the Immovable property being N.A. Plot No. 153/16 Hana Kofar B/H Home Pipe Factory Near J.L. No. 48 Al Mouja Village Jangpur Plot No. 15 having its admeasuring 185.53 sq. meters & Plot No. 16 having Plot admeasuring 70.85 sq. meters, total admeasuring 259.41 sq. meters on Non Agricultural land of R.S. No. 17/6 Al Mouja Village Karjan Taluka Karjan Dist Vadodara in the Registration District Vadodara Sub District Vadodara, Which is bounded as under: East: 800 Meter Road, West: Leine Margin Plot No. 26, North: Survey No. 22, South: Plot No. 17	Rs. 25,50,781/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 12,60,000/- 2. Rs. 1,26,000/- 3. Rs. 10,000/-	09.03.2026 01:00 PM To 03:00 PM
9	M/S. Radhakrishna Enterprise and its Prop. Ketan Govindbhai Patel F/69, Radhika Tenement, B/H, Pancham Park, Wagholia Road, Vadodara	Open NA Plot All piece and parcel of the NA property Paki Plot adn. 2529 Sq. Mtr. Third Part from Main gate in Block No. 84 R/S No. 103 Khata No. 84 total adn. 7588 Sq. Mtr. Mouje Village Hetampura District and Sub District Vadodara in the name of Mr. Ketan Govindbhai Patel which is bounded as under: East: Land Bearing Block No. 102, West: Land Bearing Block No. 104, North: Land Bearing Block No. 101, South: Land Bearing Block No. 84 Landmark: Vadodara Dabhol Road	Rs. 1,03,66,750/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 47,37,300/- 2. Rs. 4,73,730/- 3. Rs. 10,000/-	09.03.2026 03:00 PM To 05:00 PM
10	M/S. Jetti Corporation and its Prop. Manishaben Ketanbhai Patel F/69, Radhika Tenement, B/H, Pancham Park, Wagholia Road, Vadodara	Open NA Plot All Piece & Parcel of the NA property Paki Plot adn. 2529 Sq. Mtr. First Part from Main gate in Block No. 84 R/S No. 103 Khata No. 84 total adn. 7588 Sq. Mtr. Mouje Village Hetampura District and Sub District Vadodara in the name of Mrs. Manishaben Ketan Kumar Patel, Which is bounded as under: East: Land Bearing Block No. 102, West: Land Bearing Block No. 104, North: Land Bearing Block No. 101, South: Land Bearing Block No. 84	Rs. 1,03,05,034/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 68,22,300/- 2. Rs. 6,82,230/- 3. Rs. 10,000/-	10.03.2026 11:00 AM To 01:00 PM
11	Mr. Hari (Mehant) Gadhavi Plot No. 122, Gram panchayat, House No. 122, Golt, Ujvan, Society, Umarka, Sub District Wagholia Dist Vadodara	All that part and parcel of the Immovable mortgage property constructed on land NA Plot of land in Mouje Umarka, Golt Ujvan Society Taluka Wagholia bearing R/S No. 1590/P (House) No. 122 construction/Non constructed adn. 37,177.83 Sq. Meters total adn. without any floor 116.00 Sq. Mtr. at Sub Dist Wagholia and Dist Vadodara Which is bounded as under: East: Land Bearing Block No. 102, West: Land Bearing Block No. 104, North: Land Bearing Block No. 101, South: Land Bearing Block No. 84	Rs. 24,74,393/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 15,70,000/- 2. Rs. 1,57,000/- 3. Rs. 10,000/-	10.03.2026 11:00 AM To 01:00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online

auction portal <https://baanknet.com>

Also, prospective bidders may contact the Authorised officer on Tel No. 0265-2225229/2363351 or Mobile 9428503393.

Date 01.03.2026 1 Place : Vadodara

Sd/- Authorised Officer, ROSAR, Vadodara



● કબજાનો પ્રકાર : બધી મિલકતો પ્રત્યક્ષ કબજામાં છે

