



Sale Notice For Sale Of Immovable Property

“APPENDIX- IV-A [See proviso to Rule 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 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**, Secured Creditor, will be sold on **“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 / Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues as per Demand Notice	Date of E-Auction	Reserve Price	Status of Possession (Symbolic /Physical)	Property Inspection date & Time
				Time of E-Auction Start Time to End Time	Earnest Money Deposit (EMD) Bid Increase Amount		
1	M/s UTSAV SANSKAR Proprietor Lt Shri Hemant Kumar Garg. (Borrower) Through its Legal Heirs Mrs Seema Garg W/o Lt Shri Hemant Kumar Garg. Mr Saurabh Garg S/o Lt Shri Hemant Kumar Garg. Mr Dhruv Garg S/o Lt Shri Hemant Kumar Garg. O/o-Vaidh Ji Ka Katla, Dausa Road, Bajaraia, In front of ICICI Bank, District- Sawai Madhopur, Rajasthan 322001	All the piece and parcel of residential property situated at flat no 202, 2nd floor, Pukhraj Divine, 80 ft DCM Baran Road Link, Kota, admeasuring 932.51 Sq. ft, admeasuring 1000.00 Sq. ft, (Khasra No 292/328, Village Kotri, Tehsil Ladpura, Kota, Rajasthan)standing in the name of Lt shriHemantGarg and bounded by:- (On Symbolic Possession Bases) East: Common Lobby West: Set back (Open Space) North: Flat no 203 South: Flat no 201 Other Encumbrances: Not Known	Rs. 1,76,17,911.48 upto 09/08/2023, + interest thereon + costs + other charges & expenses etc. Present Outstanding Rs. 90,05,281/- as on 10.01.2026 + further interest + costs + other charges & expenses etc.	16.04.2026	Reserve Price- Rs. 22,11,000/-	Physical	13.04.2026 From 11:00 AM to 04:00 PM
				02:00 PM to 05:00 PM	Earnest Money Deposit- Rs. 2,21,100/-		
					Bid Increase Amount- Rs. 10,000/-		

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. 07432-240552, Mobile No.8094004766**

Date:24.03.2026
Place :Sawai Madhopur

Authorised Officer
Bank of Baroda