



बैंक ऑफ बड़ौदा Bank of Baroda



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, 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	Description of the immovable property (Mortgagor/s)	Total Dues.	Date of e- Auction & Time of E- auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mr. Prajapati Jigneshkumar Manubhai (Borrower) Suvarna Residency, A/2/10 At- Yoginagar Opp- Badhir Vidyalaya, Tal Nadiad Dist- Kheda Gujarat- 387002 Mr. Jay Ashokbhai Patel (Guarantor) 4 Umiya Nagar society, Nadiad, New Shorok Nagar Kapadwanj Road, Nadiad, Gujrat 387001	Mortgage of Residential Property Suvarna Residency situated at Yoginagar, Ta- Nadiad Dist - Kheda bearing Re- Survey No- 76/paiki 1 Total adm. He. 1-84-13 whose C S No NA76+76/paiki plot no 41 adm 83.00 Sq.Meters and undivided share open land adm 43.44 Sq. metres i.e. total adm 126.44 Sq. Meters theron construction of G F and F F adm 85.00 Sq meters. Boundary: East: Society Road West: Plot no 52 North: plot No 42 South: Plot No 40	Rs. 24,84,141.40/- + interest and other charges	E-auction Date: 21.05.2026 Time of E-auction: 14:00 PM to 18:00 PM	1.Rs.25,56,000/- 2. Rs.2,55,600/- 3. Rs.10,000/-	Symbolic	Property Inspection Date: - 14.05.2026 & Time: - 10:00 PM to 16:00 PM
2.							

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 baanknet.com Also, prospective bidders may contact the Authorised officer on Mobile no 9687672898

Date: - 15-04-2026
Place: - Kheda

कृते बैंक ऑफ बड़ौदा FOR BANK OF BARODA

Authorised Officer
Bank of Baroda
प्रमाणित प्रबंधक/CHIEF MANAGER प्रमाणित हस्ताक्षर /AUTHORISED SIGNATORY
मिशन रोड शाखा, नडीया/MISSION ROAD BR., NADIAD

शाखा - मिशन रोड, ईडीबी, जिला- खेड़ा, गुजरात- 387002

Branch: Mission road-EDB, Pavan Chakki, District - Kheda, G.J - 387002

फोन/Phone: 9687654593, मेल/Email: dbmiss@bankofbaroda.com



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TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION 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 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, 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 (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/ Lot No.	Name of Borrower/s / Guarantor/ s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgag or name ____)	Total Dues.	Date of e- Auction _____ Time of E- auction - Start Time ____ to End Time _____	1. Reserve Price- Rs.____/- 2. Earnest Money Deposit (EMD) Amount Rs.____/- 3. Bid Increase Amount Rs.____/-	Status of Possession (Constructi ve /Physical)	Property Inspectio n date & Time
1	Mr. Prajapati Jigneshkumar Manubhai (Borrower) Suvarna Residency, A/2/10 At- Yoginagar Opp- Badhir Vidyalaya, Tal Nadiad Dist- Kheda Gujarat- 387002 Mr. Jay Ashokbhai Patel (Guarantor) 4 Umiya Nagar society, Nadiad, New Shorok Nagar Kapadwanj Road, Nadiad, Gujrat 387001	Mortgage of Residential Property Suvarna Residency situated at Yoginagar, Ta- Nadiad Dist - kheda bearing Re- Survey No- 76/paiki 1 Total adm. He. 1-84-13 whose C S No NA76+76/paiki plot no 41 adm 83.00 Sq.Meters and undivided share open land adm 43.44 Sq. metres i.e. total adm 126.44 Sq. Meters theron construction of G F and F F adm 85.00 Sq meters. Boundary: East: Society Road West: Plot no 52 North: plot No 42 South: Plot No 40	Rs. 24,84,141. Interest and other charges	E-auction Date: 21.05.2026 Time of E- auction: 14:00 PM to 18:00 PM	1. Rs.25,56,000/- 2. Rs.2,55,600/- 3. Rs.10,000/-	Constructive	Property Inspection Date: - 14.05.2026 & Time: - 10:00 PM to 16:00 PM



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- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
 6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
 7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.
 8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
 9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
 10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
 11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.



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19. The sale is subject to confirmation by the Secured Creditor Bank.
20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile:: 9687672898

Date: 15.04.2026

Place: Nadiad.

कृते बैंक ऑफ बड़ौदा FOR BANK OF BARODA
Authorized Officer
प्राधिकृत Bank of Baroda हस्ताक्षर / AUTHORIZED SIGNATORY
मीशन रोड शाखा, नडीआद / MISSION ROAD BR., NADIAD