



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	Name & address of Borrower/s / Guarantor/ Mortgagor s	Description of the immovable property with known encumbrances, if any	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Status of Possession	Name of Contact Person for Inquiry
1	(I.E. MAKARPURA Branch) ANIRUDDHSINH INFRASTRUCTURE PVT LTD Office Address: 301,2,3, Vinayak Complex, Above Kalupur Bank, Near Sharashwati Cross Road, Manjalpur Vadodara (Registered office). Mr. Aniruddhsinh J Dodhiya (Director) & Mrs. Hemaxiba Aniruddhsinh Dodiya (Director). Address: Villa No. 2 Villa Romantika, Bhayli Vadodra, PIN Code -391410. Mr. Rajendrasinh Dodiya (Guarantor) Address: A- 301 Omkara Residency, Manjalpur, Vadodara-390011	Residential Bungalow Plot No. A - 06, "Nilamber Serene", Opp. Purushottam Party Plot, B/h. Shilpan Bliss, Bhayali Canal Road, having plot area 150.02 sq.mtrs. having with and divided proportionate share its common land of 82.46 sq.mtrs. total being 232.48 sq.mtrs. on land survey no. 2580, Block No. 1787, Vadodara, belonging to joint name of Hemaxiba Aniruddhsinh Dodiya and Aniruddhsinh Joravarsinh Dodiya. Boundaries: East: Block No 5, West: Plot No 7, North: 8.50 Mtr Internal Road, South: Plot No 1788	Rs. 4,89,92,123.81 /- Plus further interest thereon & legal expenses and cost from 30/10/2026 less recovery up to date.	1.Rs. 1,75,50,000/- 2.Rs. 17,55,000/- 3.Rs. 50,000/-	Physical (Residential)	Mrs VARMA URMILA 9950842664
		Residential flat no. A/301 on Third Floor Omkara Residency, Nr. BOB, Sai Chowkadi, Darbar Chowkadi, Ambe School Road Plot No. A1 to A6, C.S. No. 2102, F.P. No. 427 Paiki, T.P. 19, R.S. No. 329 Paki, Moje: - Manjalpur, Vadodara super built-up area 1565 sq. ft. belonging to Mr. Rajendrasinh J. Dodiya. Boundaries: East: Flat No A/302, West: Shivdham Society, North: Flat No B/304, South: Flat No A/304		1.Rs. 67,60,000/- 2.Rs. 6,76,000/- 3.Rs. 20,000/-	Physical (Residential)	Mrs VARMA URMILA 9950842664
		Office Premises situated at 301, 302, 303, 3rd floor, The Buisiness Home, Commercial complex having with undivided proportionate share in common land total admeasuring about 55.59 sq. Mtrs along with construction (SBA) admeasuring about 88.95 sq. Mtr in the Scheme known as "Vinayak Complex – The Business Home" on land survey no. 358 paiki 359 paiki, T.P. Scheme no. 19, Final Plot No. 304, City Survey no. 2215 & 2216, admeasuring about 1176 sq. Mtrs situated at bove Kalupur Bank, Near Saraswati Cross Road, Manjalpur, Baroda, belonging to the Mr.AniruddhSinh Joravarsinh Dodiya. Boundaries: East: Office No 304, West: Marginal Space after FP No 305 North: Office No 320, South: Marginal		1.Rs. 55,00,000/- 2.Rs. 5,50,000/- 3.Rs. 20,000/-	Physical (Commercial)	Mrs VARMA URMILA 9950842664



		Space after 36.00 mtr TP Road.				
2.	(Harni Road Branch) M/s. Prakash Gruh Udyog Prop. Mr. Sunil Gopichand Chainani. Address: T-61 Room No. 505, Sant Kanwar Colony, Warasia in the Registration Sub District & District-Vadodara.	Residential House of immovable property being T-61, room no. 505, sant kanwar colony, Behind Shree Julelal Mandir, opp. Sarasia talav, warasia, city survey no. 4357 area admeasuring is 25-73-42 sq. Mtrs. And city survey no. 4359 area admeasuring is 491 Sq. Feet, municipal census no. B-13-579 alongwith all amenities. mouje vadodara kasba registartion district vadodara, Property belongs to Chainani Sunil Gopichand and bounded as under: East: house of vakhatmal, west: house of variamal, North: house of Narang sevakra south: road and open ground	Rs 15,19,342.00/- Plus interest thereon and legal expenses cost from 12/05/2020 less recovery up to date.	1.Rs. 24,75,000/- 2.Rs. 2,47,500/- 3.Rs. 20,000/-	Physical (Residential)	Kumar Naveen 9687689114
3.	(Harni Road Branch) Mr. Krunal Pravinchandra Shahukar and Mrs. Nanda Pravinchandra Shahukar Address: Flat No. 204, 2nd Floor, "Ekdant Flats" Village Bapod, Dist. & Sub-Dist. Vadodara.	Residential Flat No. 204, 2nd Floor, "Ekdant Flats" B/h. Vallabh nagar society, Nr. Rangvatika temple, Bapod, Built up area 851.00 Sq. Ft., (Super build up area 1150.00 Sq. Ft.), R.S. No. 1033, 1034/2, 1034/3 paiki, T.P. scheme No. 4(x), F.P. No. 89, Adm. 625 Sq. Mt., Village Bapod, Dist. & Sub-Dist. Vadodara in the name of Mr. Krunal Pravinbhai Sahukar & Mrs. Nandaben Pravinbhai Sahukar. And bounded as under: - East: Flat No. 201, West: Margin Space North: Margin Space, South: Flat No. 203.	Rs 7,74,037.36/- Plus interest thereon and legal expenses cost from 25/06/2025 less recovery up to date.	1.Rs. 19,13,000/- 2.Rs. 1,91,300/- 3.Rs. 10,000/-	Physical (Residential)	Kumar Naveen 9687689114
4.	(Bhutdizampa Branch) Mr. Jayeshbhai Dhirajlal Jethawa & Mrs. Parul Jayeshbhai Jwthawa (Borrower & Mortgager) Address: Flat No. B - 203, (2nd Floor), 'Manki Resi Cum Plaza', B/s. Indrapuri Atithigruh, Mahavir Hall - Uma Char Rasta Road, Waghodia Road, Vadodara.	All that piece & parcel of the immovable the residential Flat No. B - 203, (2nd Floor), 'Manki Resi Cum Plaza', B/s. Indrapuri Atithigruh, Mahavir Hall - Uma Char Rasta Road, Waghodia Road, R.S. No. 156, F.P. No. 82 T.P.S. No. 4, Super Built-up Area 660 Sq. Ft. Village: Bapod Vadodara. Property belongs to: Mr. Jayeshbhai Dhirajlal Jethawa & Mrs. Parul Jayeshbhai Jwthawa. East: Flat No. B - 204, West: Flat No. B - 202, North: Manki Duplex, South: Common Passage"	Rs. 18,06,363/- and Plus interest thereon and legal expenses cost from 17/05/2020 less recovery up to date.	1.Rs. 14,60,000/- 2.Rs. 1,46,000/- 3.Rs. 20,000/-	Physical (Residential)	Kumar Pravin Chandra Mo: 9031887286
5.	(Atladara Branch) Mr. Mool Singh (Home Loan) Address: B-2 Sainath Societ, Near Bansal Mall Gotri Road, Gotri, Vadodara- 390021.	Residential Bungalow, Plot No. D-256, Princess Villa, B/H. Shashvat School, Gotri - Sevasi Road, Gotri being land bearing Khata No. 5, R.S. No. 959, 960, 961, 966, 967, 968, & 969, Scheme No. 60, F.P. No. 89, C.S. no. 2433/2 Total admeasuring 17700 Sq. Mtrs., Known as "PRINCESS VILLA" Undivided Share of common Plot & Road Rasta of land area admeasuring 64.58 Sq. Mtrs., Total admeasuring 159.5 Sq. Mtrs. Construction admeasuring 134.03 Sq. Mtrs., at registration Sub District Vadodara District Vadodara in the name of Mr. Mool Singh. The Said Property bounded as under: East: Society Common Plot, West: Society Internal Rd. North: Plot No. D/257, South: Plot No. D/255.	Rs 95,65,543.14/- Plus interest and cost from 25/08/2025 less recovery up to date.	1.Rs. 1,30,00,000/- 2.Rs. 13,00,000/- 3.Rs. 50,000/-	Physical (Residential)	KULETHA HEMCHANDRA 9998070755
6.	(Harni Road Branch) Mr. Ajaysinh	All that part & parcel of the Residential Flat No. 404, on fourth floor, together with	Rs. 18,93,046.69/-	1.Rs. 13,77,000/-	Physical	Kumar Naveen 9687689114



	Samantsinh Thakor (Borrower) At: 760 Sawad Quaters, B/H Sangam Society Harni Road Baroda Vadodara Gujarat 390022.	super structure thereon, in Ekadant Flats, on land bearing R.S. No. 1033, 1034/2, 1034/3 paiki, F.P. No. 89, T.P. scheme No. 4 of Moje Village Bapod, Tal. & Sub Dist. Vadodara, Registration Dist. Vadodara having built up area 851 Sq. Fts., 1150 Sq. Fts. Super built up standing in the name of Mr. Ajaysinh Samantsinh Thakor. Boundary Description: East: Flat No. 401, West: Margin space North: Margin space South: Flat No. 403	plus, interest and cost from 31.07.2019 less recovery up to date	2.Rs. 1,37,700/- 3.Rs. 10,000/-	(Residential)	
7.	(M S University Branch) Mrs. Chauhan Manishaben Nileshbhai Address: Residential Flat No. C-6, 2 BHK, 3rd Floor, Shri Laxminarayan Co. Op. Hous. Soc. Ltd. Janki Avenue, Nr. Gokul party Plot, Vasna Road, Vadodara.	Residential Flat No. C-6, 2 BHK, 3rd Floor, Shri Laxminarayan Co. Op. Hous. Soc. Ltd. Janki Avenue, Nr. Gokul party Plot, Vasna Road, Super Built Up area 87.00 Sq. Mt. Village: Saiyed Vasna, Vadodara. Property belongs to Manishaben Nileshbhai Chauhan. Boundary Description: East: Flat No. C-5, West: Naliya Road North: Common Space for Flat & 30.00 Mtr. Road, South: Soc Common Road	Rs. 26,15,799/- plus, interest thereon and legal cost from 11.05.2025 less recovery up to date	1.Rs. 29,00,000/- 2.Rs. 2,90,000/- 3.Rs. 20,000/-	Physical (Residential)	Mr Verma Deepak Kumar 7033663481

Sr. No. 1 to 4 & 7 Date of E Auction: 21.05.2026 & Sr. No. 5 & 6 date of E-Auction: 06.05.2026, Time of E-Auction: 02:00 PM to 06:00 PM

Sr. No. 1 to 4 & 7 Property Inspection Date & Time: 14.05.2026 11:00 AM to 03:00 PM & Sr. No. 5 to 6 Date & Time: 01.05.2026 11:00 AM to 03:00 PM

* Encumbrances Known to Bank: Nil

TERMS AND CONDITIONS –

- The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website & also available on bank website i.e. <https://bankofbaroda.bank.in/e-auction>.
- KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.
- EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with <https://ebkay.in> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://ebkay.in> and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.
- While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: +91 82912 20220 & email ID support.baanknet@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>.
- For auction property related queries, bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- 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 to 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 bids 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 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 and TDS as per Govt. of India rules 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.
13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid in the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of further proceedings to further by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer / Bank.
14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.
16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.



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Bank of Baroda



17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
18. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/conditional offer/conditions by the bidder and/or successful bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
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.

Date: 18.04.2026

Place: - Vadodara

Sd/-

(Hiren Kotadia)

Chief Manager & Authorised Officer of Bank of Baroda