



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	(Shubhampura Branch) Mrs. Anjanaben Jitendrabhai Bhatt (Borrower, Legal Heir & Property Owner). Mr. Jitendrabhai Jayantilal Bhatt (Co-Borrower) Through Legal Heir Miss Hetal Jitendrabhai Bhatt (Co-Borrower & Legal Heir). Address 1 - Flat No. 458, 2nd Floor, Building No. 1515, Mangal Deep, 108 L.I.G Gorwa Scheme, Gujarat Housing Board, Gorwa, Vadodara 390016.	All the piece and parcel of immovable property being Flat No. 458, 1 BHK, 2nd Floor, Building No. 15, Mangal deep 108 LIG Gorwa, Flat admeasuring 29.18 sq. mtr. Super built up and situated on construction on land bearing RS No. 1177/P and 1178/P on which scheme known as “Mangaldeep Housing Society” of village Mouje Gorwa, in Registration District & Registration Sub District, Vadodara in the name of Mrs. Anjanaben Jitendrabhai Bhatt. The said property is bounded as under: East: Adj. Flat No. 447, West: Adj. Flat No. 459, North: Adj. Flat No. 457, South: Rear open space	Rs. 5,11,415.93/- as on 30.06.2025/- Plus further interest thereon & legal expenses and cost less recovery up to date.	1. Rs. 9,00,000/- 2.Rs. 90,000/-- 3.Rs. 10000/-	Physical (Residential)	Mohit Kumar Meena 9687689137
2.	(Shubhampura Branch) Mrs. Sangita Nishith Vanzari, Late Mr. Sachin Jagannath Vanzari (Co-Borrower in Home Loan) Legal Heir Mr. Nishith Jagannath Vanzari, Late Mrs. Mangalaben Jagannath Vanzari (Co-Borrower in Home Loan) Legal Heir Mr. Nishith Jagannath Vanzari, Late Mr. Jagannath Khandubhai Vanzari (Co-Borrower) Legal Heir Mr. Nishith Jagannath Vanzari & Mr. Nishith Jagannath Vanzari (Co-Borrower in Home Loan and Guarantor in Cash Credit Loan) Address: 134 Madhav Park Society Near C K	All part and parcel of immovable property sub plot no. 134, Plot area & common plot area adm. 688.959 sq. ft. and built-up area 289.12 sq. ft. situated in the land bearing revenue survey no. 468 thereon the scheme known as “Madav Park”, Ahirwad Hospital, Ixmiyapura Road, Gorwa of village mouje gotri in Reg. District & Reg. sub-District, Vadodara in the name of Mr. Jagannath Khandubhai Vanzari. The said property is bounded as under: East: 6 Mtr. Road West: Block No. 147 North: Block No. 135 South: Block No. 133	Rs. 25,88,546.83/- as on 08.01.2024 Plus further interest thereon & legal expenses and cost less recovery up to date.	1.Rs. 20,85,000/- 2.Rs. 2,08,500/- 3.Rs. 10,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137



	Prajapati School, Laxmipura Road, Gorwa, Vadodara.					
3.	(Shubhampura Branch) Mrs. Nikita Pinakin Patel (Borrower). C-20, Jay Satyanarayan Society, Refinery Road, Gorwa, Near Sahyog Garden Industrial Estate Vadodara (Gujarat)- 390016 Mrs. Neha Mit Gajjar (Co-Borrower). 4/8 Ghanshyam Park Panchvati, Gorwa, Refinery Road, Industrial Estate Vadodara (Gujarat)- 390016	Flat No.: C-401 (Fourth Floor), 2 BHK, Rajbhavan Residency, B/h. Reliance Fresh, Opp. Bapod Talav, Waghodia Dabhoi Ring Road, Vadodara. As per plan and sale deed area 447 sq. ft. and extent of the site considered 800 sq. feet. District- Vadodara in the name of Nikita Chandrakant Soni and Neha Chandrakant Soni (Regd. No.: 15130 dated: 14.11.2018) the said property bounded as under: East: By Tower-B West: By Flat No. 404 North: By Tower's Margin, South: By Flat No. 402	Rs. 16,60,527.25/- as on 17.08.2025 Plus, further interest thereon & legal expenses and cost less recovery up to date.	1. Rs. 24,70,000/- 2.Rs. 2,47,000/- 3.Rs. 20,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137
4.	(Shubhampura Branch) M/S P C ELECTRICALS Proprietor Late Shri Kumud Chandra Manharlal Thakar. Shri Pranav Kumar Kumud Chandra Thakar S/O Late Shri Kumud Chandra Manharlal Thakar (Guarantor of M/S P C ELECTRICALS) Shri Pranav Kumar Kumud Chandra Thakar (Son) Shri Chintul Kumud Chandra Thakar (SON) Smt. Rashmiben Kumud Chandra Thakar (Wife) Address: Flat No. 301, Niharika apartment Near Panchratna Apartment Ellora Park Subhanpura Vadodara.	Property 1 – All that piece and parcel of immovable property being Flat No. 301, 2-BHK. In the name of Late Shri KUMUD CHANDRA MANHARLAL THAKAR, R S No. 115/1 T P Scheme No. 2 F.P. No. 480 Paikie Sub Plot No. 3 Admeasuring Area 2480 Sq. Ft. In which it is constructed in the name and style of Niharika Apartment Paikie Second Floor Admeasuring Area 480 Sq. Ft. of Moje Subhanpura, District Vadodara (Gujarat) Boundaries: - East: Road, West: Zaverbhai Chali North: Flat No. 302, South: Road Property 2 – All that piece and parcel of immovable property being Flat No. 302, 2-BHK In the name of Mr. PRANAV KUMAR KUMUD CHANDRA THAKAR, R S No. 115/1 T P Scheme No. 2 F.P. No. 480 Paikie Sub Plot No. 3 Admeasuring Area 2480 Sq. Ft. In which it is constructed in the name and style of Niharika Apartment Paikie Second Floor Flat No. 302 Admeasuring Area 443 Sq. Ft., Undivided Admeasuring Area 25.95 Sq. Ft. of Moje Subhanpura, District Vadodara (Gujarat). Boundaries: - East: Zaverbhai Chali, West: Road North: Common Passage, South: Flat No. 301	Rs. 15,81,294.69/- As on 07.09.2025 and Plus interest thereon and legal expenses cost from 07-09- 2025 less recovery up to date.	1.Rs. 25,00,000/- 2. Rs. 2,50,000/- 3. Rs. 20, 000/-	Physical (Residential)	Mohit Kumar Meena 9687689137
5.	(Shubhampura Branch) Shri Jayesh Ramesh chandra Suthar (Borrower), Smt. Kaminiben Jayeshbhai Suthar (Co- Borrower) Address: 4 Staff Quarters Class 3 Chepirog Hospital Campus Bahucharaji Mandir Rd Kareli Baug Vadodara Gujarat 390009.	All that piece and parcel of immovable residential property being flat no. 310, 1 BHK, 3rd floor construction admeasuring 45.68 sq. mtrs. And undivided share admeasuring 14.01 sq. mtrs. And common land admeasuring 4.59 sq. mtrs. Thereon in the scheme known as Aditya Complex situated and constructed on land bearing city survey no. 31 & 32 admeasuring 593.28 sq. mtrs. Of village mouje Tarsal in reg. dist. Vadodara and sub- district Vadodara in the name of Mr. Jayesh Rameshchandra Suthar. The said property is bound as below:	Rs. 7,10,718. 22/- as on 10.05.2021 Plus interest and cost less recovery up to date.	1.Rs. 10,25,000/- 2.Rs. 1,02,500/- 3.Rs. 10,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137



		East: O.T.S, West: O.T.S, North: Flat No. 311, South: Margin Space.				
6.	(Jetalpur Branch) M/s Mac Talent Management , 801, B1 Sterling Centre, R C Dutt Road, Alkapuri, Vadodara -390007 Ms Andrea Andrew Pinto (proprietor) 81m Manhar Park Society, Novino Tarsali Road, Makarpura, Vadodara-390010 Mrs Cecilia Andrew Pinto (Guarantor & Mortgagor) 81m Manhar Park Society, Novino Tarsali Road, Makarpura, Vadodara-390010	Open Plot No 50, having its land of plot area 3150 Sq ft, Proportionate undivided common road and common plot area 1585 Sq ft and total land area 4735 Sq ft situated titled as "Green Land" on Non Agriculture Land being old Revenue Survey No 369/2, its block No 308, admeasuring 128489 Sq mt and old revenue survey no 366,367,372, its block no 305, admeasuring 21753 Sq mt of Moje Village , kelanpur, Vadodara , in the name of Mrs Cecilia Andrew Pinto. The Boundaries are: East: Plot No 51 West: Sub Plot No 49 & Road North: Sub Plot No 41 South: Compound Wall	Rs. 38,94,330.33 plus interest and other charges from 08.08.2025 less recovery up to date	1.Rs. 17,58,000/- 2.Rs. 1,75,800/- 3.Rs. 20,000/-	Physical (Open Plot)	Monu K Malav 9828124555
7.	(Jetalpur Branch) Mr. Nimesh Naratyan Chalke (Borrower) Mr. Nitesh Narayan Chalke (Co Borrower) Mrs. Nikita Narayan Chalke (Co Borrower) Address: Flat No 414, 4 th floor, Ghanshyam Residency, Near Talati Office, Vadsar, Vadodara.	Immovable residential flat at Flat No.414, Fourth Floor, Ghanshyam flats, C S NO.1386,1391,1392,1392 (Consolidated C S No.1386) admeasuring 55.74 sq. metres & undivided share of land admeasuring 11.13 sq. Metres village, VADSAR. registration district & sub district Vadodara the name of Mr. Nimesh Narayan Chalke & Mrs Nikita Narayan Chalke. North: city Survey No.1387,1388&1389, East: Flat No.415 South: Flat No.411, West: Flat No.513	Rs.10,26,267.42 plus interest and cost from 31-03-2021 less recovery up to date.	1) Rs 6,82,200/- 2) Rs.68,220/- 3) Rs.10,000/-	Physical (Residential)	Monu Malav 9687689117
8	(Parivar Char Rasta Branch) Mr. Surajit Sonatan Das (Borrower) Mrs. Priyanka Prasanjit Das (Co-applicant) Address: Baran Pura Bhat Wada Opp National Bakery Vadodara Gujarat 390001.	"All that part and parcel of the rty constructed on land bearing Vibhag- A Tikka No 3/7 Survey No 144 Adm. 115.68.68 Sq. Mt. known as "SURPANESHWAR COMPLEX" paiki ground floor Flat No G/2 Total construction Adm. 37.17 Sq Mtr i.e. 400 Sq Ft undivided Adm. 12.39 Sq Mt i.e 133.33 Sq Ft. of Village Kasba Taluka Vadodara Dist Vadodara belongs to Mr. Surajit Sonatan Das. The property is bounded are as under. East: General Road West: Property other part North: Survey No 156 & 150 South: Common passage and ladder	Rs.10,22,802/- plus interest and cost from 19-10-2024 less recovery up to date.	1.Rs. 5,10,000/- 2.Rs.51,000/- 3.Rs.10,000/-	Physical (Residential)	MEENA RADHA KISHAN 9687689198
Sr. No. 1 to 5 Date of E Auction: 21.05.2026 & Sr. No. 6 to 8 date of E-Auction: 06.05.2026, Time of E-Auction: 02:00 PM to 06:00 PM Sr. No. 1 to 5 Property Inspection Date & Time: 14.05.2026 11:00 AM to 03:00 PM & Sr. No. 6 to 9 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.

4. 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



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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.
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: 22.04.2026

Place: - Vadodara

Sd/-

(Hiren Kotadia)

Chief Manager & Authorised Officer of Bank of Baroda