



बैंक ऑफ बड़ोदा Bank of Baroda



Dudhia Talav Branch, Opp. Municipal Market, M.G. Road, Navsari- 396445  
Ph. (02637) 250810, E-Mail : dudhia@bankofbaroda.com

### 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/s / Mortgagor (s)                                                                                                                                          | Detailed description of the immovable property with known encumbrances, if any<br><br>(owner/Mortgagor name ____ )                                                                                                                               | Total Dues.                                                      | Date of e-Auction<br><br>Time of E-auction - Start Time ____ to End Time ____                                 | 1. Reserve Price- Rs. ____/-<br><br>2. Earnest Money Deposit (EMD) Amount Rs. ____/-<br><br>3. Bid Increase Amount Rs. ____/- | Status of Possession (Constructive /Physical) | Property Inspection date & Time        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------|
| 1           | <b>Mr. Setulkumar Sureshbhai Patel (Borrower)</b><br>Add. 59, Jalkamal Society, Vijaipore, Navsari, Gujarat-396445<br><b>Add:</b> Flat No. 301, Rang Shivani Heights, Ghelakhadi, Navsari, Gujarat. | All the right, title and interest in <b>Flat No. 301</b> with built up area measuring 44.76 sq. mtrs. and balcony with carpet area measuring 2.79 sq. mtrs. on the 3 floor of building "Rang Shivani Heights" along with undivided proportionate | <b>Rs.13,28,173.12/- Plus Unapplied interest + Other charges</b> | <b>Date of e-Auction 22/06/2026</b><br><br><b>Time of E-auction - Start Time 02:00 PM to End Time 06:00PM</b> | <b>1. Rs. 9,97,740/-</b><br><b>2. Rs. 99774/-</b><br><b>3. Rs. 10,000/-</b>                                                   | <b>Physical Possession</b>                    | <b>18/06/2026 Time: 01 PM to 04 PM</b> |



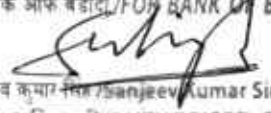
|   |                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                             |                                                                                                                         |                                                                 |                                   |                                                   |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------|---------------------------------------------------|
|   |                                                                                                                                                                                                       | <p>share of 18.6828 sq. mtrs. in land under the said building situated on land bearing Revenue Survey No. 338/1 total land admeasuring 74765.00 sq. mtrs. Tikka No. 168 of consolidated City Survey 1691 (consolidated land of Tika No. 168 of C. S. 1691+1692 +1693 &amp; Tika No. 35/A of C. S. No. 1696) Paiki Plot No. A-3, 1. e. Hissa no. 1691/Hissa No. 3 net plotted area 871.76 sq. mtrs, and undivided area of common road 4.0084 sq. mtrs, and common plot admeasuring 16.8482 sq. mtrs., total 892.6166 sq. mtrs. of Ghelakhadi, Navsari, Taluka and District Navsari</p> <p><b>owner/Mortgagor name</b><br/>Mr. Setulkumar Sureshbhai Patel</p> |                                                                             |                                                                                                                         |                                                                 |                                   |                                                   |
| 2 | <p><b>Mr. Setulkumar Sureshbhai Patel (Borrower)</b><br/>Add. 59, Jalkamal Society, Vijalpore, Navsari, Gujarat-396445<br/>Add: Flat No. 301, Rang Shivani Heights, Ghelakhadi, Navsari, Gujarat.</p> | <p>All the right, title and interest in <b>Flat No. 306</b> with built up area admeasuring 44.76 sq. mtrs. and balcony with carpet area admeasuring 2.79 sq. mtrs. on the 3 floor of building "Rang Shivani Heights" along with undivided proportionate share of 18.6828 sq. mtrs. in land under the said building situated on land bearing Revenue</p>                                                                                                                                                                                                                                                                                                      | <p><b>Rs. 1295581.91</b><br/>/- Plus Unapplied interest + Other charges</p> | <p><b>Date of e-Auction 22/06/2026</b><br/>6<br/><b>Time of E-auction - Start Time 02:00 PM to End Time 06:00PM</b></p> | <p>1. Rs. 9,54,360/-<br/>2. Rs. 95436/-<br/>3. Rs. 10,000/-</p> | <p><b>Physical Possession</b></p> | <p><b>18/06/2026</b><br/>Time: 01 PM to 04 PM</p> |



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|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
|  |  | <p>Survey No. 338/1<br/>total land<br/>admeasuring<br/>74765.00 sq. mtrs.<br/>Tikka No. 168 of<br/>consolidated City<br/>Survey 1691<br/>(consolidated land<br/>of Tika No. 168 of<br/>C. S. 1691+1692<br/>+1693 &amp; Tika No.<br/>35/A of C. S. No.<br/>1696) Palki Plot No.<br/>A-3, 1. e. Hissa no.<br/>1691/Hissa No. 3<br/>net plotted area<br/>871.76 sq. mars,<br/>and undivided<br/>area of common<br/>road 4.0084 sq.<br/>mtrs, and common<br/>plot admeasuring<br/>16.8482 sq. mtrs.,<br/>total 892.6166 sq.<br/>mtrs. of<br/>Ghelakhadi,<br/>Navsari, Taluka<br/>and District Navsari</p> <p><b>owner/Mortgagor<br/>name</b><br/>Mr. Setulkumar<br/>Sureshbhai Patel</p> |  |  |  |  |
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on Mobile : 9687680708

Date: 02 /05 /2026  
Place :- Navsari

**भारतीय बँक ऑफ बरोडा / FOR BANK OF BARODA**  
  
 सजोव कुमार सिंग / Sanjeev Kumar Singh  
**प्राधिकृत अधिकारी / AUTHORISED OFFICER**

Name: Sanjeev Kumar Singh  
Authorised Officer  
Bank of Baroda.

