



BANK OF BARODA, ROSAR BRANCH
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E-AUCTION 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/Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of e-Auction : 04.06.2026, Time : 02:00 PM to 06:00 PM

• Status of Possession : All Properties are in Physical Possession

Sr./ Lot No.	Name & address of Borrower/s / Guarantor/s / Mortgagor	Detailed of the Movable/Immovable property with known encumbrance if any (Owner / Mortgagor Name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Property Inspection Date & Time
1	Mr. Ghanshyambhai Gital Sharma, Bhuvanesh Ghanshyambhai Sharma, Dharendra Ghanshyambhai Sharma and Guarantor Mr. Kailash Gaurishankar Sharma, Flat no 316, Tower-B, 3rd Floor, Shreeji Flats, Vadsar, Vadodara.	2 BHK Flat, Flat no 316, 3rd Floor, Tower-B, "SHREEJI FLATS", construction area 60.14 sqmtr, undivided share of land adm. 14.07 sqmtr, CS No. 1561, 1562 paiki North side land and 1562 paiki South side land, Total Area 1801.00 sqmtr, Moje Vadsar, Registered District and Sub District Vadodara in the name of Mr. Ghanshyambhai Sharma and bounded as under East: OTS, West: Common passage then Flat no 321, North: Flat no 315, South: Flat no 317 Land Mark: Near Vadsar Lake,	Rs. 10,12,826/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs.11,47,500/- 2. Rs.1,14,750/- 3. Rs. 5,000/-	21.05.2026 11:00AM To 01:00 PM
2	Mr Virbhadra Sinh Mahipat Sinh Rathod and Smt Hansaba Mahipat Sinh Rathod Flat NO 304 Shubb Tower, Shreem Satatya, Beside Nilamber Oriens, Sun Pharma Road, Tandajja, Vadodara	2 BHK Flat All that piece and parcel of immovable property located at Flat No. 304, 3rd Floor, Tower Shubb Shreem Satatya construction adm 47.2755 Sq.Mtr undivided share of land adm 11.93 Sq.Mtrs land bearing R.S. No. 218, T.P. Scheme No. 27, F.P No. 214 Moje Village Tandajja Registration District and Sub District Vadodara in the name of Rathod Virbhadrasingh Mahipatsinh and said property bounded as under - East: Passage and By Flat No 301, West: Compound wall and other property, North: By Flat No. 305, South: by Flat No. 303, Landmark-Sunpharma Road	Rs. 27,31,378.53/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 14,65,000/- 2. Rs. 1,45,500/- 3. Rs. 10,000/-	21.05.2026 01:00 PM To 03:00 PM
3	Mr. Dinesh Premkukhbhai Suthar E-402, Crystal Yagnpurush, Opp. Darshanam Revanta, Gotri	2 BHK Flat All piece and parcel of residential property bearing Flat No. E/503 on Fifth Floor admeasuring carpet area 517 sq. feet, built up area 655 sq. feet and proportionate undivided share of the land 336 sq. feet lying in "CRYSTAL YAGNAPURUSH COMMERCIAL & RESIDENTIAL Tower "E" constructed on the land bearing R.S. No. 955, T.P. Scheme No. 60, F.P. No. 93 admeasuring 5524 sq mt. land situated at Moje Village Gotri Vadodara of Registration District and Sub District Vadodara, bounded as under : East : By 4.5 Meter Road, West: By Flat No. E/504, North: By Flat No. E/502, South: By Garden, Landmark: Gotri Road.	Rs. 25,56,001/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 17,37,000/- 2. Rs. 1,73,700/- 3. Rs. 10,000/-	21.05.2026 03:00 PM To 05:00 PM
4	Mrs Jagrutiben Rajnikant Tapodhan E-402, Crystal Yagnpurush, Opp. Gotri Vadodara	1 BHK Flat All the part and parcel of residential property bearing Flat No A/302 3rd floor wing -A Radhey Residency Rajlaxmi Tenament Society Samta adm 750.00 Sq.Ft Super Built Up area situated on Plot No 22,23,24,27,28,29 of Rajlaxmi Tenaments being organ-sedand constructed on the land bearing R.S No 487 C.S No 322 of Moje Village Gotri in the registration District and Sub District Vadodara in the name of Mrs Jagrutiben Rajnikant Tapodhan which is bounded as under; East - Flat No A/301, West- Flat No B/302, North- 7.5 Mtr Road, South- Flat No A/303.	Rs. 16,87,155.50 Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 16,86,500/- 2. Rs. 1,68,650/- 3. Rs. 10,000/-	22.05.2026 01:00PM To 03:00 PM
5	Smt. Muktil Parash Thakkar & Shri. Sarthak parash Thakkar Flat No. S-202 Aimiya Signale, Kabir Road Bhayli Vadodara.	4 BHK Flat All that part and parcel of the immovable residential property being project/scheme known as "FLORENCIA" being constructed on land bearing Non-Agricultural plot of land in Moje Tandajja, Vadodara lying being land bearing Revenue Survey No. 391 Chata No. 3 & Sheet No. 13 City Survey No. 573, T.P. Scheme No. 22.F.P. No. 34 admeasuring 420.00 Sq.Mtrs. Known as "FLORENCIA" 3rd Floor Flat No. 301 construction adm. 150.13 Sq. Mtrs. Undivided share of land adm. 52.50 Sq. Mtrs. In the Reg. Sub Dis. & Dis. Vadodara belonging to Mrs Muktil Parash Thakkar. The said property bounded as under- East- Flat No. 302, West- After Margin Arise Piche, North- After Kesharaj Society, South- 9.00 Mtrs Road.	Rs. 1,10,09,402.21/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 61,23,600/- 2. Rs. 6,12,360/- 3. Rs. 10,000/-	22.05.2026 03:00 AM To 05:00 PM
6	Mr. Sandip Maruti Mhase & Mrs. Jyoti Pralhad Dhokane G/503 Kanha Heights-2 Opposite M M Vohra Showroom, Dahol Road, Vadodara	3 BHK Pent House all part and parcel of an immovable residential property being Flat No G-503 5th Floor Tower-G having adm 2000.00 Sq.Fts Super built up area adm 1500 Sq.Ft built up area and undivided attached land as per approved layout plan situated in a scheme titled as "KANHA HEIGHTS-2" being constructed on non-agricultural land being Block No 26/12 R.S. No 408 Paiki 411/2, 411/3 and 412 area 2.57.00 Sq.Mtr land Paikadam 4516.65 Ser.Mtr net land and undivided attached common land adm 185.35 Sq.Mtr aggregating 4702 Sq.Mtr lying Plot No A-75 A-76 A-77 A-78 of Moje Village Kapural Taluka and District Vadodara in the name of Mr Sandeep Maruti Mhase and Mrs Jyoti Pralhad Dhokane and bounded as under: East- Tower-H Pent House No H-504, West- pent House No G-504, North- Pent House No G-502, South- Internal Road, Landmark: Opp M M Vohra Showroom	Rs. 71,08,949.87/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 37,93,716/- 2. Rs. 3,79,371/- 3. Rs. 10,000/-	25.05.2026 11:00 AM To 01:00 PM
7	M/S Sawariya Trading Company Prop: Shri Ankit Laddha & Shri Satyanarayan Madanlal Laddha (Guarantor)	2 BHK Flat All part and parcel of the Flat No C-104 1st Floor C-Building "SHUBHAM RESIDENCY" admeasuring area 72.25 Sq.Mtrs undivided share of land 21.27 Sq.Mtrs at Moje Ankleshwar in the registration Sub-District Ankleshwar and District Bharuch and bounded as under: East- By Flat No C-103, West- By D Building, North- By open Land and Common Passage, South- By Open Space of Common Passage then Flat No C-101.	Rs. 3,22,15,082.80/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 16,67,700/- 2. Rs. 1,66,770/- 3. Rs. 10,000/-	25.05.2026 01:00 PM to 03:00 PM
8	Mr Dhanraj Kumar Jaydeep Singh Parmar 501-Amrut Tower, Ratnakunj Heights, Waghodiya Road, Behind Reliance Fresh Vadodara-390019	The Property being project known as "RATNA KUNJ HEIGHTS" being constructed on land bearing Revenue Survey Number 4/1/1 admeasuring 2226 Square meters Paiki after deducting 8 Meters road remaining 1770 Square Meters (19952 Square Feet) in said Scheme "AMRUT" tower Fifth Floor flat No 501 Construction admeasuring 52.055 Square meters Common Passage staircase parking, lift cabin admeasuring 41.775 Square meters Total admeasuring 93.83 Square Meters open terrace admeasuring 69.67 Square Meters undivided land admeasuring 23 Square meters of Moje BAPOD at registration District and Sub District Vadodara and bounded by: East : Flat No 502, West : Amrut Tower Margin, North: Amrut Tower Margin, South: 18 Meter Road	Rs. 31,29,533.71/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 28,23,300/- 2. Rs. 2,82,330/- 3. Rs. 10,000/-	25.05.2026 3:00 PM To 5:00 PM
9	M/S Om Shiv Corporation, Mr Bharat Modi (Proprietor) and Mrs Minaxiben Modi, Mr Nisarg Bharat Modi 202 Shreeji Shradha Apartment Karelbiag, Hami Road Vadodara	All that pieces and parcel of the property being project/scheme known as "SIDDHARTH BUNGALOWS" being constructed under construction on land non-agricultural plot of land in Moje Hami Vadodara are lying being land bearing R.S No 1317/1, 1317/2 & 1322 city survey no 426.427 respectively admeasuring 5160 Square Meter, 5116 square meter 13456 Square Meter respectively total admeasuring 24322 Sq.Meter paiki Sub-Plot No A-4/124 situated in "SIDDHARTH BUNGALOWS" land admeasuring 117.05 Sq.Meter at registration district and Sub District Vadodara District Vadodara owned by Mr Bharat Natwarlal Modi S/O Natwarlal Bholabhai Modi and Mrs. Minaxiben Bharat Kumar Modi W/O Bharat Natwarlal Modi. The said property bounded as under; East: Plot No A-4/127, West: 7.5 Meter Road, North: Plot No A-4/123, South: Plot No A-4/125.	Rs. 1,68,29,827.74/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 1,16,10,000/- 2. Rs. 11,61,000/- 3. Rs. 10,000/-	26.05.2026 11:00 AM To 1:00 PM
10	Mr Dipak Mohanbhai Rochatlani Flat No 401 4th Floor Golden Residency Sant Kanwar Colony Behind Ground Near Lilasha Hall Warasiya Vadodara	In the registration District Vadodara Sub District Vadodara Moje Vadodara kasba of land bearing R.S No 817 Paiki in which Warasiya Colony Santkanwar Colony "GOLDEN RESIDENCY" in which flat no 401 on 4th floor carpet area adm 73.22 sq.meter balcony area adm 7.93 sq.mtr and constructed area adm 87.15 sq.mtr and proportionate undivided land area adm 44.22 sq.mtr in the name of Deepak Mohanbhai Rochatlani. The said property is bounded area as under: East: Property of adjacent city survey no 3495, West- Common passage staircase and ots, North- OTS and Flat No 406 this side has common wall, South- OTS and flat No 402 this side has common wall.	Rs. 68,57,363/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 38,00,000/- 2. Rs. 3,80,000/- 3. Rs. 10,000/- Cost of Immovable and movable property (House hold goods)	26.05.2026 1:00 PM To 3:00 PM
11	M/S Shayona Agrotech Mr Alpesh Jambukiya (Proprietor) and Mr. Bhavesh Govindbhai Jambukiya H/68 Apeksha Park-2 Behind Lifeline Hospital Near Vasna D Mart Vasna Vadodara	All that part and parcel of equitable mortgage of residential property being project/scheme known as "APEKSHA PARK-2" being constructed under construction on land bearing non agriculture plot of land in moje Salyad Vasana Vadodara lying being land bearing revenue survey number 222/4 and 225/1 T.P No 15 F.P No 187 & 204 C.S No 1102 known as Apeksha park-2 paiki block no H/68 Plot measuring 126.06 Sq.Meters construction admeasuring 66.92 Sq.Meters common Plot and road admeasuring 59.84 Sq.Meters of Sub District Vadodara at District Vadodara in the name of Alpesh Govindbhai Jambukiya. The boundaries of the property are as under: East-by block No 67, West- By Block No 69, North- by Society Road, South- By Shanti park Society.	Rs. 31,31,69,190/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 80,20,800/- 2. Rs. 8,02,080/- 3. Rs. 10,000 (First Charge Of Bank of Baroda and Second Charge of other Financial Institution)	26.05.2026 3:00 PM To 5:00 PM
12	Pala Mihir Sureshbhai (Borrower) and Mrs Pala Urmilaben Sureshbhai (Co-Applicant & Mortgagor), B-3 Bela Apartment O.P.Road Vadodara	Immovable property being Flat No B-3 on First Floor Tower-B in the scheme known as "BELA APARTMENT" Constructed on land bearing Revenue Survey No 159 Paiki Plot No 5 T.P. Scheme No 22 adm 730 Sq.Meters City Survey No 1935 of Moje Akota in registration district and Sub District Vadodara having built up area adm 70.00 Sq.Mts in the name of Mrs Urmilaben Sureshbhai Pala. Bounded By East- By Bela Apartment A Type, West- By Flat No B/4, North- By road for going and coming, South- By Tube Company Godown.	Rs. 26,55,898.64/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 22,05,000/- 2. Rs. 2,20,500/- 3. Rs. 10,000	28.05.2026 11:00 AM To 01:00 PM

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. 0265-2225229/2363351 or Mobile 9428503393.



Date: 18.05.2026 Place: Vadodara Sd/ Authorised Officer, ROSAR, Vadodara

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1. 凡在本行开立存款账户的客户，均可向本行申请开立支票。