



बैंक ऑफ बड़ौदा Bank of Baroda



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 Securitization 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 Authorized 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 -

S r	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 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	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. 60,84,000/- 2.Rs. 6,08,400/- 3.Rs. 30,000/-	Physical (Residential)	Mrs VARMA URMILA 9687689125
2.	(Harni Road Branch) M/s. Prakash Gruh Udyog Prop. Mr. Sunil Gopichand Chainani.	Residential House of immovable property being T-61, room no. 505, sant kanwar colony, Behind Shree Julelal Mandir, opp.	Rs 15,19,342.00/- Plus interest thereon and legal expenses cost from	1.Rs. 22,27,500/- 2.Rs. 2,22,750/- 3.Rs. 20,000/-	Physical (Residential)	Mr. Rajnish Ranjan 9687689114

क्षेत्रीय कार्यालय: बैंक ऑफ बड़ौदा, बड़ौदा शहर क्षेत्र, ५ वाँ तल, सूरज प्लाजा III, सयाजीगंज, बड़ौदा-३९००२०, गुजरात Regional office: Bank of Baroda, Baroda City Region, 5th floor, Suraj Plaza-III, Sayajigunj, Baroda-390020, Gujarat फ़ोन./Ph.-:-91-265-23610026, 236313, 34, 36 ई-मेल/E: rm.baroda@bankofbaroda.com, वेब/Web: www.bankofbaroda.com



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	Address: T-61 Room No. 505, Sant Kanwar Colony, Warasia in the Registration Sub District & District-Vadodara.	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 along with 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	12/05/2020 less recovery up to date.			
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. 17,22,000/- 2.Rs. 1,72,200/- 3.Rs. 10,000/-	Physical (Residentia I)	Mr. Rajnish Ranjan 9687689114
4	(Harni Road Branch) Mr. Ajaysinh Samantsinh Thakor (Borrower) At: 760 Sawad Quaters, B/H Sangam Society Harni Road	All that part & parcel of the Residential Flat No. 404, on fourth floor, together with super structure thereon, in Ekadant Flats, on land bearing R.S. No. 1033, 1034/2, 1034/3 paiki,	Rs. 18,93,046.69/- plus, interest and cost from 31.07.2019 less recovery up to date	1.Rs. 12,39,000/- 2.Rs. 1,23,900/- 3.Rs. 10,000/-	Physical (Residentia I)	Mr. Rajnish Ranjan 9687689114

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	Baroda Vadodara Gujarat 390022.	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				
5	(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. 13,14,000/- 2.Rs.1,31,400/- 3.Rs. 10,000/-	Physical (Residential)	Mr NATH AADITYA Mo: 9031887286
6	(Bhutdizampa Branch) Mr. Sehbaj Mehendi Hasan Banjara (Borrower & Mortgager) At: House no.35. Meera 44 Residency Behind Western Ceramics, Near Khokar Talav Padra-Vadodra Highway Village- PADARA District Vadodara	All that piece & parcel of the immovable the residential row house constructed on ground floor & first floor party only, survey no./R.S. No. 1243/1, house no. 35 meera 44 residencies, behind western ceramics, near khokar talav padra vadodara highway padra, village padra kasba, dist. Vadodara construction	Rs. 13,89,943.00 and cost from 27/09/2025 less recovery up to date	1.Rs. 10,60,000/- 2.Rs.1,06,000/- 3.Rs. 20,000/-	Physical (Residential Row House)	Mr NATH AADITYA Mo: 9031887286

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		admeasuring 774 sq. Ft. East: - Block 16 West: - Soc 6.00 Mtr. Road North: Block No. 34 South: - R S No. 1243/2				
7	(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. 8,10,000/- 2.Rs. 81,000/- 3.Rs. 10,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137
8	(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	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", Ashirwad Hospital, Ixampura Road, Gorwa of village mouje gotri in Reg. District & Reg. sub-District, Vadodara in the name	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. 18,77,000/- 2.Rs. 1,87,700/- 3.Rs. 20,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137

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	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 Prajapati School, Laxmipura Road, Gorwa, Vadodara.	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				
9	(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. 22,23,000/- 2. Rs. 2,22,300/- 3. Rs. 20,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137
10	(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	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	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. 22,50,000/- 2. Rs. 2,25,000/- 3. Rs. 20,000/-	Physical (Residential)	Mohit Kumar Meena 9687689137

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	(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 partment Near Panchratna Apartment Ellora Park Subhanpura Vadodara.	the name and style of Niharika Apartment Paikee Second Floor Admeasuring Area 480 Sq. Ft. of Moje Subhanpura, District Vadodara (Gujarat) Boundaries: - East: Road, West: Zaver bhai 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 Paikee Sub Plot No. 3 Admeasuring Area 2480 Sq. Ft. In which it is constructed in the name and style of Niharika Apartment Paikee 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				
1 1	(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	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	Rs. 7,10,718. 22/- as on 10.05.2021 Plus interest and cost less recovery up to date.	1.Rs. 9,23,000/- 2.Rs. 92,300/- 3.Rs. 10,000/-	Physical (Residentia l)	Mohit Kumar Meena 9687689137

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	Vadodara Gujarat 390009.	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: East: O.T.S, West: O.T.S, North: Flat No. 311, South: Margin Space.				
1 2	(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 6,14,000/- 2) Rs.61,400/- 3) Rs.10,000/-	Physical (Residential)	Monu Malav 9687689117
1 3	(Navayard Branch) Mr. Imtiyajkhan Husen Khan Pathan (Borrower) AT: B/H. NAZARBAUG PALACE, OPP.CHANDRANAGAR SOC. BHENSWADA, VADODARA GUJARAT 390019.	Equitable Mortgage of property Flat No. 403 bearing Vibhag-B, Tikka no.10/2, C.S. no. 39,40,41,42/1,47 & 48 known as "ABDULLA FLATS" having super builtup admeasuring 51.45 sq.mtrs. At Sub-district Vadodara, bounded as under. Bounded by: East: -Flat No. 402 after lift and passage West: -Flat No. 406 &	Rs.12,70,330/- plus interest and cost from NPA a/c less recovery up to date	1) Rs. 9,32,000/- 2) Rs. 93,200/- 3) Rs. 10,000/-	Physical (Residential)	Kumar Anurag 9687689128

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		407, North: Flat No. 404 South: -Lagu Property				
1 4	(Khodiyar Nagar Branch) Mr. Santram Ramdev Banaiah (Borrower) & Mrs. Gitaben Santram Baniya (Co-applicant & Mortgager). At: Block No.-112 Jagannath Flats NR D Mart Waghodia Road Shivam Char Rasta Vadodara-390019.	All that piece & parcel of the immovable residential property being R.S. No. 421 Paikki, Total admeasuring 1312 Sq. Mtrs. Known as "JAGANNATH FLAT" Paikki First Floor, Flat No. 112 built up construction admeasuring 47.58 Sq. Mtrs. Undivided share of land admeasuring 29.41 Sq. Mtrs. of Moje Danteshwar at Registration District and Sub - District Vadodara belonging to Mrs. Gitaben Santram Baniya & Mr. Santram Ramdev Banaiah.	Rs.16,85,341.97 /-plus interest and cost from 10/02/2022 less recovery up to date	1) Rs. 9,32,500/- 2) Rs. 93,250/- 3) Rs. 10,000/-	Physical (Residential)	Ajay Kumar Verma 738802596 4.
1 5	(Wadi Branch) Mr. Tejashkumar rameshbhai prajapati. (Borrower) Braminaben Tejashkumar Prajapati. (Co-applicant) At: Ranchhod Nagar Soc Vasad Ranchhod Nagar Soc Vasaddis Anand Vasad, Gujarat 388306.	Equitable mortgage of house/flat bearing survey no 89 located at revenue survey no 89, t.p. Scheme no 1 f.p. No. 53 mul khand no 25 & 26 admeasuring 3825 sq mtrs known as shilp greens paikki tower a, first floor flat no a/103 built up admeasuring 50.72 sq mtrs undivided share of land admeasuring 28.18 sq mtrs of village mauje sayajipura taluka vadodara district vadodara gujarat 390019. Bounded: North: lagu flat no. A/104, South: Lagu Ots, East: Lagu Common Passage – Stair & Ots, West: Lagu Ots	Rs.18,48,624/- plus interest and cost from 12.04.2021 less recovery up to date.	1.Rs. 13,50,000/- 2.Rs. 13,5000/- 3.Rs. 10,000/-	Physical (Residential)	Mr KUMAR BRAJESH 887772547 7
1 6	(Gotri Road Branch) Mr. Jitendrabhai Rameshbhai Darji (Borrower & Mortgager)	All that piece & parcel of the immovable residential house owned by Mr. Jitendrabhai Rameshbhai Darji,	Rs.10,62,645.85 plus interest and cost from 05/07/2021 less recovery up to date.	1.Rs. 5,00,000/- 2.Rs. 50,000/- 3.Rs.10,000/-	Physical (Residential)	Kumar Ritesh Ranjan 968768920 2

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बैंक ऑफ बड़ौदा Bank of Baroda



	At: Flat no SF 5 Situated at 2 nd Floor at Mahesh Park Apartment, Kareli Baug Vadodara, 390018	Property being Revenue Survey No 750, Paiki B Tika No 26/5, Scheme Mahesh Park Apartment Paiki Flat No S.F. 5 on 2 nd floor admeasuring 263 Square feet Constructed on land bearing of Mouje Village Karelibaug (Vadodara Kasba) within Registration Sib-District and bounded as under: East: Open space of apartment West: Block No 12-A North: Flat No 4 C.1 Type South: Flat No 6 C.1 Type				
1 7	(Sayajiganj Branch) Mr. Kachhiya Jitendra Rameshbhai (Borrower) At: Flat 101 Siddhnath Complex Nr. Little Flower School Vadodara Gujarat 390001.	All that part and parcel of the Residential Flat No. 101, 1st Floor, Siddhnath Complex, Near Little Flower School, Moje: kasba Bearing C.S. No. 33/1, 33/17/ ,33/19, 33/20 & 33/21 bearing Vibhag B Tika no ½ adm. 730 Sq ft, R.V. Desai Road, Vadodara.The property is bounded are as under. East: Road West: Passage/ Flat no. 104 North: Flat No. 102 South: Siddhnath Talav"	Rs. 13,46,995.62/- plus interest and cost from date of NPA less recovery up to date.	1) Rs 5,85000/- 2) Rs. 58,500/- 3) Rs 10,000/-	Physical (Residentia I)	Vimal Kumar Singh 983919300 4
1 8	(Sayajiganj Branch) Mr. Jagdish Chunara (Borrower) At: Vithalwadi Baranpura Vadodara Gujarat 390001.	All that part and parcel of the Residential Flat No. 3, 2nd floor Shiv Shakti Chambers Near Manglam Apartment Opp. H P Petrol Pump, Survey no. 251/a city survey 196 to 201 area 810 sq. ft. Behranpura Bakrwadi Road Registration & Sub Registration District Vadodara. The property is	Rs. 10,68,552/- plus interest and cost from NPA less recovery up to date.	1) Rs 7,38,000/- 2) Rs. 73,800/- 3) Rs 10,000/-	Physical (Residentia I)	Vimal Kumar Singh 983919300 4

क्षेत्रीय कार्यालय: बैंक ऑफ बड़ौदा, बड़ौदा शहर क्षेत्र, ५ वाँ तल, सूरज प्लाजा III, सयाजीगंज, बड़ौदा-३९००२०, गुजरात Regional office: Bank of Baroda, Baroda City Region, 5th floor, Suraj Plaza-III, Sayajigunj, Baroda-390020, Gujarat फ़ोन/Ph.: -91-265-23610026, 236313, 34, 36 ई-मेल/E: rm.baroda@bankofbaroda.com, वेब/Web: www.bankofbaroda.com



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		bounded as under. East: Road of Ramesh Industries West: Common Passage & Flat No. 4 North: Flat no. 1 and Flat No. 2 South: Open Space.				
19	(Novino Tarsali Branch) Mrs. Shardaben Sureshbhai Nikum (borrower) Mr. Suresh Bhai Pitamber Nikum (Co-Applicant) 153, Ramnagar Kalali Fatak, Atladra, Vadodara-390011	All that Piece & Parcel of Residential Flat situated at Flat No. 507, 5 th Floor, Tower-B, Sahajanand Flat, Opposite Swami Narayan Temple, bearing R.S. No. 119/paiki, C.S. No. 1293/B of moje- Vadsar, Tal and Distt. Vadodara. With super built-up area 70.14 sq.mtr, built up area 43.05 sq. mtr. and undivided share of land admeasuring 31.35 Sq Mtr. The property belongs to Mrs. Shardaben Sureshbhai Nikum and Mr. Sureshbhai Pitamber Nikum. bounded as under: East: Flat No. 37, West: Flat No. 33, North: Open Space & Road, South: Open Land.	Rs.12,56,415.55 /-+ Interest and legal charges thereon as on date.	1. Rs. 9,53,000/- 2. Rs. 95,300/- 3. Rs. 10,000/-	Physical (Residential)	TRIPATHI ABHISHEK 6359001576
20	(New VIP Road Branch) Mr. Arjanbhai Rupabhai Suthar (Borrower). Mrs. Ansiben Arjanbhai Suthar (Co-applicant) A-403, Vaishnav Willow, Opp. MM Vora Showroom, Vadodara, Gujarat - 390025	The property being project /scheme known as "Vaishnav Willows", being constructed / under construction on land non-agriculture plot of land in Mouje: Danteshwar, Vadodara lying being land bearing R.S. No. 245, area adm. 2630 Sq. Mtrs. In Mouje Village Danteshwar paiki scheme known as "VAISHNAV WILLOWS" Flat No. A/403, on 4 th Floor, Tower – A, Super Built Up area adm. 520	Rs.18,44,205/- plus interest and cost from 06.08.2025 less recovery up to date	1) Rs 11,50,000/- 2) Rs. 1,15,000/- 3) Rs 10,000/-	Physical (Residential)	KATIYAR PUNEET 9687689200

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		Sq.Fts. at Registration District and Sub District Vadodara District Vadodara. The property is bounded as under. East: Flat No. A/405 & A/406 West: Compound Wall North: Flat No. A/402 South: Flat No. A/404				
2 1	(Gotri Road Branch) Lalitkumar Bherulal Bagora (Borrower) At: L13 Parishram Park Near ITI Circle Gorwa Vadodara Gujarat 390016.	Immovable property being non-agriculture land bearing Flat No. C-302, 4th Floor, Shree Nand Residency, admeasuring 49.76 Sq. meters, Revenue Survey No. 706/1 of Moje Gorwa in registration District and Sub-District - Vadodara in the name of Mrs Kanta Lalitkumar Bagora and Mr. Lalitkumar Bherulal Bagora. The Boundaries are: East: Flat No. C-301, West: Common Plot, North: Flat No. B-303, South: Land of R.S. No. 706/1 Paiki.	Rs.14,12,911/- plus interest and cost from NPA a/c less recovery up to date.	1.Rs. 9,30,000/- 2.Rs. 9,30,000/- 3.Rs. 10,000/-	Physical (Residential)	Kumar Ritesh Ranjan 9687689202
2 2	(Nizampura Branch) M/S Radha Raman Enterprises Mr Rajeshkumar Balubhai Vaghasiya (Proprietor). Mrs Manishaben Rajeshbhai Vaghasiya (Guarantor). Address 1: A-4 Parmatma park, Opposite Adhyamaheshwar Medical, behind mota apartment chhani jakat naka circle, vadodara 390024. Address 2: Flat no A-201 Second floor, Tower-A, "Pramukh	All that piece and parcel of Flat No. A-201, situated on the 2 nd Floor, Tower-A, in the scheme known as "Pramukh Preet Residency", constructed on land bearing R.S. No. 319 Paiki-1, T.P. No. 13, F.P. No. 24, total admeasuring about 53.07 sq. Mtrs along with construction (SBA) admeasuring about 99.60 sq. Mtr, Behind Shivalik-2, Near Pramukh Swami Society, T.P. 13 Road, Canal Road, Chhani, Vadodara – 390024. belonging to the Mr	Rs. 1,28,68,0428.89 /-plus interest and others cost from 19.11.2025 less recovery up to date	1.Rs. 33,61,000/- 2.Rs. 3,36,100/- 3.Rs. 20,000/-	Physical (Residential Flat)	Mr SHUKLA ARVIND KUMAR 9687689196

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	Preet residency" behind Shivalik-2 near Pramukh swami society tp-13 road, canal road, chhani, Vadodara-390024.	Rajeshkumar Balubhai Vaghasiya. Boundaries: East: Flat no 204, West: 18.00-meter road, North: 30.00-meter road, South: flat no 202.				
		Equitable mortgage of Residential flat situated at Flat A-302, 3 rd floor, Tower-A, Scheme known as "Pramukh preet residency" on land survey no. 319 paiki 1 T.P. Scheme no. 13, Final Plot No.24, , behind Shivalik-2 near pramukh swami society tp-13 road, canal road, chhani having with undivided proportionate share in common land total admeasuring about 54.55 sq. Mtrs along with construction (SBA) admeasuring about 102.39 sq. Mtr in the, admeasuring about 71.60 sq. Mtrs. Vadodara-390024. belonging to the Mr Rajeshkumar Balubhai Vaghasiya. Boundaries: East: Flat no 303, West: 18.00-meter road, North: Flat no 301, South: Anand deep society.		1.Rs. 34,56,000/- 2.Rs. 3,45,600/- 3.Rs. 20,000/-	Physical (Residentia I Flat)	Mr SHUKLA ARVIND KUMAR 968768919 6
2 3	(M. S. Univ Campus Branch) Mr. Dipesh Vibhakar Mehta (Borrower) & Yesha Dipeshkumar Mehta (Co-Borrower) Address: B-7 Shivneri Sty, Nr Kotyark Ngr Wadi, Vadodara, Gujarat-390017.	All that piece and parcel of Flat No. A-403, situated on the Fourth Floor of Tower-A in the residential scheme known as "Saffron Basic", Near Sayaji Water Tank, Sayajipura Road, Vadodara, constructed on land bearing R.S. No. 112, T.P. No. 06, F.P. No. 82, Village: Sayajipura,	Rs.29,89,963/- plus interest and other cost from NPA 10.04.2025 & less recovery up to date.	1.Rs. 34,65,000/- 2.Rs. 3,46,500/- 3.Rs. 20,000/-	Physical (Residentia I Flat)	Mr VERMA DEEPAK KUMAR 968768912 2

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		Vadodara. Area: Flat admeasuring 74.34 Sq. Mtrs. Super Built-up Area and 90.03 Sq. Mtrs. Carpet Area (including open terrace). The Boundaries are: East: Penthouse No. 406, West: OTS (Open Terrace Space), North: Flat No. 402, South: Penthouse No. 404.				
2 4	(O. P. ROAD Branch) M/s. Jaychamunda Enterprise (Borrower) & Mr. Priyank Anilkumar Pandya (Prop.), Miss. Khusboo Anilkumar Pandya (Guarantor) Address: F-302, Nandanvan complex, Kaladarshn char rasta waghodiya road, Vadodara-390019	EM of residential flat R.S. No. 437/1, 438, T.P.S. No. 3, F.P. No. 752, 754 & 759, Flat No. 302, 3rd Floor, Tower-A, "Nandanvan Housing Complex", Opp. Vraj Mangal, Nalanda Water Tank Road, admeasuring 8652 Sq. Mt. adm. 525 Sq. Mt. & undivided land 275 Sq. Ft. with common facilities & amenitied thereon, belonging to Mr. Priyank Anilkumar Pandya and Miss. Khusboo Anilkumar Pandya Moje Danteshwar, Tal. & Dist. Vadodara – 390019. Bounded as under: East Final Plot No. 760, West: After stairs Flat No. 303, North Flat No. 301, South: 7.50 Meter Road.	Rs. 17,14,968.34/- plus interest and other cost from NPA 10.06.2025 & less recovery up to date.	1.Rs. 12,29,000/- 2.Rs. 1,22,900/- 3.Rs. 10,000/-	Physical (Residentia I Flat)	Mr Amit Dutt 968768913 0
2 5	(Makarpura Village Branch) Mr. Ashish Vijay Pawar (Borrower) & Mrs. Apexa Ashish Pawar (Co-Borrower) Address: Vibhag-A, Tika No. 9, Behind Paresh Nagar, Pomli Faliya, Near Pravin Auto Garage,	All that piece and parcel of Residential Property (House) recorded in City Survey Rules Card bearing Vibhag-A, Tikka No. 9/3, City Survey No. 48 of Wadi Vibhag, situated at Pomli Faliya, Wadi Rangmahal, Beside Paresh Nagar,	Rs. 17,63,475/- plus interest and other cost from NPA 27.07.2019 & less recovery up to date.	1.Rs. 23,00,000/- 2.Rs. 2,30,000/- 3.Rs. 10,000/-	Symbolic (Residentia I House)	Mrs. Varsha Madam 968768912 4

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Gajrawadi, Wadi, Vadodara – 390019.	Vadodara, within Registration District Vadodara and Sub-District Vadodara, admeasuring 54.34.84 Sq. Mtrs., along with construction area of Ground Floor admeasuring 535 Sq. Ft. and First Floor & Second Floor admeasuring 1070 Sq. Ft., bounded as under: East – Property of Sr. No. 49, West – Property of Sr. No. 47, North – Pomli Faliya Street & Entrance, South – Public Road.				
E Auction Date: 22.06.2026, Time of E-Auction: 02:00 PM to 06:00 PM					
Inspection Date & Time: 18.06.2026 11:00 AM to 03:00 PM					

TERMS AND CONDITIONS –

1. 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.

2. 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.

3. 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://baanknet.com> 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://baanknet.com> 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: 8291220220 & 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.

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- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- 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 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. If the bidder/s are bidding for properties in symbolic possession, the following terms and conditions will be applicable as per Bank's extant guideline' which is summarized below;

- Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible, or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser must submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).

8. 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.

9. 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 Authorized 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.

10. 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 Authorized Officer.

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11. 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.
12. 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.
13. 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.
14. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on 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 stay, further proceedings 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.
15. 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.
16. 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.
17. 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 Authorized 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.
18. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorized 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.
19. 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 counter-offer/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.
20. The sale is subject to confirmation by the Secured Creditor Bank.

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21. 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: 9427564244.

Date: 02.06.2026

Place: -VADODARA

Name: Hiren Kotadia
Authorized Officer
Bank of Baroda

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