



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 -

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
1	(Alipura Branch) Mr.Vitthalbhai Makanbhai Rathava (Borrower), Mrs Lilaben Vitthalbhai Rathva (Co-Borrower) House/Plot No 1, Bhavya Darshan, Tehsil-Bodeli, Dist. Chota Udaipur, Gujarat Mr Jagdishbhai Naranbhai Makwana (Guarantor) At+ Post- Tejgardi, Dist.- Chhota Udaipur Gujarat	Residential House at Plot No 1,Block no 149 Paiki, Bhavya Darshan Bungalow, Behind Narmada Guest House,Behind Seva Sadan,Admeasuring Plot Area 133.92 Sq Meters,Built up area 142.18 Sq Meters, Tehsil -Bodeli, Dist. Chota Udaipur, Gujarat in the name of Vitthalbhai Makanbhai Rathava	Rs.15,13,538.00 plus interest and cost from 03/12/2024 less recovery up to date	1.Rs.30,00,000/- 2.Rs.3,00,000/- 3.Rs.20,000/-
2	(Alipura Branch) Mr. Kirtankumar Kishorbhai Parmar and Mrs. Jyotsnaben Kishorbhai Parmar At : Ramnagar Society,Behind Gopal Cinema,Alikhera,At	Residential house at Plot No. 21/B, Block No. 127, Mahalaxmi Society, Plot area admeasuring 42.00 Sq. Meters, House No. 851/1830 situated at Alikhera, Taluko Bodeli, Distt. Chhota Udaipur in the	Rs.16,56,817.73 plus interest and cost from 16/05/2024 less recovery up to date	1.Rs.14,10,000/- 2.Rs.1,41,000/- 3.Rs.20,000/-

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Regional Office, Baroda District Region, 6th Floor, Suraj Plaza-III, Sayajiganj, Baroda-390005.
फोन / Phone : 91-265-3966678 , फैक्स / Fax : 91-265-3966656
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	Post Bodeli, Dist : Chhotaudepur, Gujarat : 391135	name of Mrs. Jyotsnaben Kishorbhai Parmar		
3	(Por Branch) Mr Sushanta Bera Pent House No.403, Tower M on the 4 th Floor Ashok Apartment & Pent House, Block No.690 Bhayli Vadodara 391410	4 BHK Pent House No.403 Tower M on the Fourth Floor, Having Its total Area Admeasuring 129.29 Sq.Meter Undivided Share Admeasuring 58.99 Sq.Meter Situating in a Scheme titled as "Ashoka Apartment & Pent House" being constructed on non agricultural land being Block No.690 Old Survey No.764/2 Paiki its Admeasuring 9207.00 Sq.Meter at Bhayli Ta. & Dist Vadodara in the Name of Mr Sushanta Bera	Rs.66,43,056.00 plus interest and cost from 18/12/2024 less recovery up to date	1.Rs.42,50,000/- 2.Rs.4,25,000/- 3.Rs.20,000/-
4	(Talsat Branch) Mr. Vivek Dhermendrakumar Raval Ms. Ami Dhermendrakumar Raval Flat No. C2/02, 1st Floor, Tower C-2, " Sairang Heights" Behind BAPS Swaminarayan Mandir, Atlada Vadodara.-390012	2 BHK Flat No.02 on First Floor of Tower C-2 admeasuring 60 Sq. mtrs, carpet area and undivided share of amenities with Common Plot admeasuring 35.00 Sq. meteres in "Sairang Heights" constructed on the land bearing Revenue Survey No.616, City Survey No. 1549 Paiki Hissa No.1 admeasuring 863.92 Sq. mtrs. at Atlada, Ta. & Dist Vadodara	Rs.27,75,616.21 plus interest and cost from 11/02/2025 less recovery up to date	1.Rs.25,00,000/- 2.Rs.2,50,000/- 3.Rs.20,000/-
5	(Talsat Branch) Mr Akram Hadi Basha F-66, Aarzoo Bungalows, Nr Diwalipura Village, Khudhela Madresa Chokdi, Vadodara Dabhoi Road, Tal & Dist : Vadodara	3 BHK Residential House at Diwalipura Village, Khudhela Madresa Chokdi, Vadodara Dabhoi Road at Old Survey No 254, Block/Survey no 172 Paiki admeasuring 8144.50 Sq Meters known as "AARZOO BUNGLOWS" Plot / Block No F-66, C S No NA 172 Paiki/66, Plot admeasuring 93.17 Sq Meters undivided share of land and common plot admeasuring 45.34 Sq Meters, Total Admeasuring 138.51 Sq Meters, Total Construction Admeasuring 97.95 Sq Meters at Tal & District Vadodara	Rs.25,42,237.00 plus interest and cost from 13/05/2025 less recovery up to date	1.Rs.24,30,000/- 2.Rs.2,43,000/- 3.Rs.20,000/-
6	(Talsat Branch) Mr Subhash Chandra Das 201, Astha Seren, Opp Shaishav School, Sevasi	2BHK flat at Flat No C 302, 3rd floor, Ashoka Apartment & Penthouse, Behind Swaminarayan Temple, Near Bhayli School, Admeasuring 91.98 Sq	Rs.30,02,104.00 plus interest and cost from 11/03/2024 less	1.Rs.21,60,000/- 2.Rs.2,16,000/- 3.Rs.20,000/-

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	Road,Gotri,Vadodara : 390021	Meters,Block no 690 Old R S No 764/2 at Bhayli,Tal & Dist : Vadodara in the name of Mr Subhash Chandra Das.	recovery up to date	
7	(Talsat Branch) Mr. Imranali Barkatali Salat & Shabnambanu Imranali Salat 305-30, Kali Talawadi, Akta Nagar, Tandalja, Vadodara-390012	Residential Flat at Scheme Known as 'AMBAWADI SANGAM' behind Gujarati School in Tower- B Yamuna on the Third Floor Flat No. B-303 admeasuring 950 Sq. Feet super built up i.e.88.28 Sq. meter at mouje Village SANGAMA, within Registration Sub District Padra and District Vadodara in the name of Mr. Imranali Barkatali Salat & Shabnambanu Imranali Salat	Rs. 16,83,544.18 plus interest and cost from 16/10/2024 less recovery up to date	1.Rs.10,10,000/- 2.Rs.1,01,000/- 3.Rs.20,000/-
8	(Bhaili Branch) Mohammad Ilyas M Chaudhary & Mrs Aamirunnisha Choudhary 103, Kadujee nagar,Akota village, Vadodara – Gujarat :390020	1 BHK Flat no. 408 on the Fourth Floor, having its builtup area 450 sq. ft. at "Sukoon Residency",Near Jemini Society, Revenue Survey no. 19 Paiki at Samiyala,Vadodara Padra Road, Ta. & District Vadodara, in the registration sub-district and district Vadodara.	Rs.12,31,887.00 plus interest and cost from 10/07/2024 less recovery up to date	1.Rs.8,10,000/- 2.Rs.81,000/- 3.Rs.10,000/-
9	(Jabugam Branch) Mrs Sumitraben Rajendrabhai Bhil Legal Heirs of Late Mr Rajendrabhai Jesingbhai Bhil At Post : Jaski,Ta : Naswadi, Dist : Chhotaudepur : 391150	Residential House at R S No 47P1,47P2,Plot no 44P at Shishuvihar Township,Kandva,Kawant Road, Plot Area 55.81 Sq Meters,Floor Area 28.32 Sq Meters,Ta : Naswadi, Dist : Chhotaudepur,Gujarat in the name of Late Mr Rajendrabhai Jesingbhai Bhil	Rs.12,95,001.96 plus interest and cost from 28/09/2021 less recovery up to date	1.Rs.11,95,000/- 2.Rs.1,19,500/- 3.Rs.20,000/-
10	(Jabugam Branch) Mr Mohamadsahid Hanifbhai Memon At : Gadhboriyad,Tal : Naswadi,Dist : Chhotaudepur,Gujarat : 391152	Residential house situated at RS No 104/p Block No 2,Plot Area Admeasuring 55.76 Sq Meter, Moje Boriyad,Sarkari Dawakhana Road,Tal : Naswadi, Dist : Chhotaudepur,Gujarat in the name of Mr Mohamadsahid Hanifbhai Memon.	Rs.32,13,466.40 plus interest and cost from 06/09/2023 less recovery up to date	1.Rs.18,50,000/- 2.Rs.1,85,000/- 3.Rs.20,000/-
11	(Varnama Branch) Jadhav Omkar S/o Jadhav Anilbhai, House	2 BHK Flat no A 204,2 nd Floor at Shreeji Flats, construction area 70.14 Sq Mtrs, undivided share of common land	Rs.23,96,503.00 plus interest and cost from	1.Rs.13,30,000/- 2.Rs.1,33,000/- 3.Rs.20,000/-



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	number - 18-19,jalaram nagar manjalpur vadodara ,near kotar talawadi vadodara,gujarat - 390011	measuring 14.07 Sq Mtrs, Total area 84.21 Sq mtrs at Vadsar,city Survey No 1561 & 1562 paiki admeasuring 1801 Sq Mtrs,Tal & Dist : Vadodara	02/08/2025 less recovery up to date	
12	(Alipura Branch) Late Mrs Mayaben Devendrasinh Chauhan & Late Mr Devendrasinh Kishorsinh Chauhan Represented through their legal heirs Mr Yashrajsinh Devendrasinh Chauhan,Jayrajsinh Devendrasinh Chauhan & Ms Dipali Devendrasinh Chauhan Shreenathji Society , Nr Gujarat Primary School,Khandivav,Tal : Jambughoda,Dlst : Panchmahal	Residential House Situated at R S No 112/1, Paiki Plot No 173, Admeasuring 603.00 Sq Feet at Village Khandivav,Tal : Jambughoda,Dlst : Panchmahal in the name of Late Mr Devendrasinh Kishorsinh Chauhan	Rs.6,39,718.36 plus interest and cost from 30/08/2017 less recovery up to date	1.Rs.9,80,000/- 2.Rs.98,000/- 3.Rs.10,000/-
13	(Talsat Branch) Mr. Babu Sarddar Flat no 302, 3 rd floor, Tower k, Ashoka Appartment & Penthouse, Bhayli, b/h Pragati school,vadodara, Gujarat, india- 391410	2BHK flat No H-102 Tower H on the first Floor having its admeasuring 91.98 sq meters super built up and undivided share of proportionate land area measuring 39.52 sq meters situated in a scheme titled as ""Ashok apartment and penthouse"" being constructed on non agricultural land being block no 690, Old survey No 764/2 paiki its admeasuring 9207.00 Sq Meters of Mouje Bhayli Ta-Vadodara in registration district & Sub district Vadodara, Gujarat.	Rs. 29,95,279.00 plus interest and cost from 13/05/2025 less recovery up to date	1.Rs.21,60,000/- 2.Rs.2,16,000/- 3.Rs.20,000/-
14	(Talsat Branch) Mr Vishal Babubhai Thakkar S/3, Lohabhavan Appartment, patthargate, Madan Zampa Road,Vadodara	2 BHK Flat at VED RESIDENCY-II constructed on land bearing Revenue Survey No. 1010, Hisa No. 2 adm. 8094 Sq Mtrs known as Ved Residency-II Paiki Tower-J Flat no. J-101, Super Built Up area adm. 78.04 Sq Mtrs undivided share of land adm. 14.25 Sq Mtrs, Common Internal Road & Common Margin &	Rs. 20,44,054.47 plus interest and cost from 28/10/2025 less recovery up to date	1.Rs.20,00,000/- 2.Rs.2,00,000/- 3.Rs.20,000/-

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		Common Plot adm. 18.00 Sq Mtrs of Moje Bapod in the Registration Sub District and District Vadodara owned by Mr. Vishal Babubhai Thakkar		
15	(Talsat Branch) Mr. Arunkumar Luxmichand Sharma & Mrs Durgaben Arunkumar Sharma H-403,Rajeshwar Gold,Harni Road, Nr Valam Hall, Vadodara, Gujarat : 390022	2 BHK Residential flat No 501, Admeasuring 1669.00 Sq feet, i.e 155.11 Sq Mts Super built up area of fifth floor, with open terrace 823.29 Sq Feet , Block I (9) of “ Rajeshwar Gold” Being and lying on the construction of land bearing revenue survey no 1065 admeasuring 4047 Sq mts and revenue survey No 1067 admeasuring 3642 Sq Mts and revenue survey no 1069 admeasuring 6273 Sq Mts, total admeasuring 13962 Sq Mts situated at mouje Harni, Vadodara in registration district & Sub district Vadodara, Gujarat.	Rs. 58,20,961.64 plus interest and cost from 13/05/2025 less recovery up to date	1.Rs.45,20,000/- 2.Rs.4,52,000/- 3.Rs.20,000/-
16	(Por Branch) Mr Bhavesh Rajput Moti Chippwad,Bhadr Kacheri, Panigate, Vadodara 390006. Also at : D3, House no. 21, Kotiyar Nagar Society Subhash Chowk, Ajwa Road,Nr. Paras Society Vadodara 390019. Also at : C/O M/s Pitrujyoti Online Marketing Pvt Ltd 4 th Floor, 416 Gayatri Chamber,RC Dutt Road, Alkapuri,Vadodara 390007	4 BHK pent house no 404 tower M on 4 th Floor having its total area admeasuring 129.29 Sq Meter,Undivided share admeasuring 58.99 Sq.Meter, situated in a scheme titled as as 'ASHOKA APARTMENT & PENT HOUSE being constructed/under constructed on non-agricultural land being block no. 690 old survey no.764/2 paiki its admeasuring 9207.00 Sq. meter of mouje village Bhayli, ta & dist. Vadodara, in the registration district Vadodara, sub district Vadodara	Rs. 58,20,961.64 plus interest and cost from 13/05/2025 less recovery up to date	1.Rs.46,90,000/- 2.Rs.4,69,000/- 3.Rs.20,000/-
Status of Possession : PHYSICAL				
Name of Contact Person :				
Ravi Kumar,Mo : 9687689142 (Alipura Branch),			Deependra Singh,Mo : 9099975362 (Talsat Branch),	

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Ankit Kumar, Mo : 9687689160 (Jabugam Branch)	Ritesh Kumar ,Mo : 7008530400 (Bhaili Branch)
Date & Time of E Auction : 07.07.2026 (For Property 1 to 11) & 28.07.2026 (For Property 12 to 16) 02:00 PM to 06:00 PM Property Inspection Date & Time : 25.06.2026, 11:00 Am to 01:00 PM	

Encumbrances Known to Bank: Nil

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact **MR VIPIN JAIN, SENIOR MANAGER, MOB : 8233595836, MR CHIRAG DABHI, MANAGER, MOB : 9426589724, AUCTION FACILITATION CENTER, 4th FLOOR, ROSARB, SURAJ PLAZA : 3, SAYAJIGANJ, VADODARA**

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.

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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.
- 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***

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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.
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/



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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.

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 as mentioned above.



बैंक ऑफ़ बड़ौदा

Bank of Baroda



Date: 13.06.2026
Place :- Vadodara

Authorized Officer
Bank of Baroda

क्षेत्रीय कार्यालय: बड़ौदा डिस्ट्रिक्ट क्षेत्र , 6 th तल, सूरज प्लाज़ा III, सयाजीगंज, बड़ौदा – 390005.
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