



ROSARB, Kolhapur : C.S. No. 517/2, Office No.3,4, 8 and 9, 2nd Floor, Gemstone Vichare Complex, Near Bus Stand, Kolhapur - 416001.
Ph. No. - 0231-2686544 E-mail: SARPAN@bankofbaroda.bank.in

**E-AUCTION
SALE NOTICE**

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/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/ Mortgagors	Total Dues	Date & Time of E-Auction	Reserve Price, Earnest Money Deposit (EMD) and Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time.
1	Mrs. Shilpa Prabhakar Desai (Borrower) Address : 1115, In front of Champak Maidan, Udyamnagar, Ratnagiri - 415612 Mr. Dhananjay Ganpat Bhuvad (Guarantor) Address: 63, Velhe Kondvi Wadi, Taluka - Sangameshwar, Parchuri, Dist - Ratnagiri - 415637	Rs. 20,29,831.14 + Interest thereon + Charges	28/07/2026 FROM 02.00 PM TO 06.00 PM	RP: Rs. 17,65,000/- EMD: Rs. 1,76,500/- BI: Rs. 15,000/-	Symbolic	20/07/2026 11.00 AM TO 04.00 PM

Short Description of the Immovable Property With Known Encumbrances, If Any : All the part and parcel of the property consisting of Residential Flat No. G-001 admeasuring carpet area 49.58 sq. mtrs situated on the ground floor above stilt of the building known as Prem Prabha Galaxy, constructed in Survey No. 105A, H.No. 2A/98, Plot No.29, admeasuring area 0-03-38 H.R. at village Khedshi, Tal. and Dist. - Ratnagiri.

• **Encumbrances if any :** Not Known

2	Shri. Nilesh Sharad Kadam (Borrower) Address : Flat No. 102, Sai Ashish No.2, S.D.Marg, Near S.T. Depo, Borivali East, Mumbai, Maharashtra, PIN - 400066	Rs. 28,78,765.10 + Interest thereon + Charges	28/07/2026 FROM 02.00 PM TO 06.00 PM	RP: Rs. 25,00,000/- EMD: Rs. 2,50,000/- BI: Rs. 15,000/-	Symbolic	20/07/2026 11.00 AM TO 04.00 PM
---	--	--	---	---	-----------------	--

Short Description of the Immovable Property With Known Encumbrances, If Any : All the part and parcel of the property consisting of Residential Flat No. 301, admeasuring 362.95 sq.ft. carpet area and Residential Flat No. 302, admeasuring 377.97 sq. ft carpet area (total carpet area 740.92 sq.ft.) situated on the third floor of the building named “Premprabha Regency” constructed in N.A. land bearing survey no. 105 & Sub Division No. 1/61 situated at village Khedshi, Tal and Dist - Ratnagiri Pin 415639.. • **Encumbrances if any :** Not Known

3	Late Mrs. Jayashri Tukaram Sakate (Borrower) Through Legal Heirs : 1.Mr. Niwas Gulab Londhe, 2.Mr. Raj Niwas Londhe, 3.Mr. Niraj Niwas Londhe, Address: Flat No.2, Ground Floor, Saikripa Building, Shankarwadi Road, Chiplun, District - Ratnagiri Guarantor: Mrs. Sujata Ravindra Mainkar Address: Ashwini Apartment, Bendrkar Ali, Taluka - Chiplun, District - Ratnagiri.	Rs.4,83,786/- + Interest thereon + Charges	28/07/2026 FROM 02.00 PM TO 06.00 PM	RP: Rs. 11,40,000/- EMD: Rs. 1,14,000/- BI: Rs. 15,000/-	Symbolic	20/07/2026 11.00 AM TO 04.00 PM
---	--	---	---	---	-----------------	--

Short Description of the Immovable Property With Known Encumbrances, If Any : All that part and parcel of the residential property consisting of Flat No.02, admeasuring 610 Sq.ft. (Built Up) located on the Ground Floor of building named “Sai Krupa”, Plot No.20, Sr.No.42, Hissa No.1/11, Shankarwadi, Taluka-Chiplun, District - Ratnagiri. • **Encumbrances if any :** Not Known

4	Mr. Suhas Shankar Gawade (Borrower) & Mrs. Swara Suhas Gawade (Co-Borrower) Address: House No. 723, Gawadewadi No. 1 Nivali, Ratnagiri Pin-415639	Rs. 20,11,509.30/- + Interest thereon + Charges	28/07/2026 FROM 02.00 PM TO 06.00 PM	RP: Rs. 15,71,021/- EMD: Rs. 1,57,102/- BI: Rs. 15,000/-	Physical	20/07/2026 11.00 AM TO 04.00 PM
---	---	--	---	---	-----------------	--

Short Description of the Immovable Property With Known Encumbrances, If Any : All that part and parcel of Residential flat no. 302 admeasuring 563.09 sq. ft carpet area with terrace situated on the second floor above stilt of building named “Sai Enclave” on survey no and sub division no. 26/A/1/B/6 at village Padavewadi Tal and Dist. Ratnagiri pin-415639. • **Encumbrances if any :** Not Known

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 Tel No. 0231-2686544 Mobile 7391906050/7741805341.

Date : 08/07/2026
Place : Kolhapur

Authorised Officer
Bank of Baroda, ROSARB, Kolhapur