



बैंक ऑफ बड़ौदा Bank of Baroda



[Abridged Sale Notice for publication in News Papers for Auction conducted on **baanknet.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 /Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	Reserve Price, EMD amount, Bid Increase Amount	Status of Possession (Symbolic /Physical)	Property Inspection date & Time
1	Rakesh Manukumar, Kunjal Rakesh Shah And Manukumar Himmathlal Shah	Flat No. 1903 & 1904, 19 th Floor, Heena Elegance Co-operative Housing Society Ltd, Opp. Bhatia School, New Saibaba Nagar, CTS No. 15/E, Kandivali Village, Borivali West, Mumbai 400092	Rs.3,15,64,343/- + Accrued Interest w.e.f 10.07.2025 with monthly rests + Legal & other costs.	17.08.2026 14.00 HRS to 18.00 HRS	Rs.4,76,00,000/- Rs.47,60,000/- Rs.25,000/-	Symbolic possession	12.08.2026 & 11:00 AM to 03:00 PM Mr. Sachin Mob: 8657744571/ 9820642426 Branch: Mahavir Nagar

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.Bank.in/e-auction> and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on Mobile: **9820642426**.



Date: 08.07.2026
Place: MUMBAI



Authorized Officer
Bank of Baroda

Mumbai Metro West Region, Sharda Bhavan. Shree Vaikunthlal Mehta Marg, Opp Mithibai College Juhu Vile Parle, Mumbai 400 056, India • दूरध्वनि /Tel: 022-20861886

• ई मेल E Mail : recovery.mmwr@bankofbaroda.com • वेब /Web : www.bankofbaroda.com