



बैंक ऑफ बड़ौदा
Bank of Baroda



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/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr /Lot No	Branch Name Contact No	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction & Time of E-auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)
1	MSME Valsad 91529400 37	MANISHKUMAR NARANBHAI PRAJAPATI 154, PRAJAPATI MAHLLO, NEAR JALARAM TEMPLE, GHADOI VALSAD 396001	ALL THE PIECE AND PARCEL OF INDUSTRIAL UNIT WITH GALA NO A-8 MEASURING 1040 SQ FT CARPET AREA (1603 SQ FT SUPER BUILT UP AREA), WING-A PROMINENTLY KNOWN AS J.B. SME CLUSTER RAISED ON BONAFIED INDUSTRIAL USE N/A. LAND PLOT NO 1 TO 6 TOTAL CONSISTING OF BLOCK/SURVEY NO 57/P.2 NEW BLOCK / SURVEY NO 81 WITH TOTAL LAND ADMEASURING 10309 SQ MTS OF VILLAGE KEWADA, TAL VALSAD & DIST VALSAD IN THE NAME OF MR. MANISHKUMAR NARANBHAI PRAJAPATI AND THE BOUNDARIES ARE AS UNDER: NORTH:- MARGIN SPACE SOUTH :- PASSAGE EAST :- GALA NO A-9 WEST:- GALA NO A-7	Rs.22,64,197.44/- as on 19.07.20 26	11/08/2026 02:00 PM to 06:00 PM	1.Rs.23,57,900/- 2. Rs. 2,35,790/- 3. Rs. 10000/-	Symbolic
2	MSME Valsad 91529400 37	MR SANDIP RAMAN PATEL MRS. KRUPALI SANDIPBHAI PATEL 6 11 45 SAPUR NAGAR VAD CHOK NEAR JALARAM MANDIR VALSAD 396001 ALSO AT FLAT NO C-205, SHREE VISHNUDUTT RESIDENCY, C BUILDING, VALSAD - 396001	ALL THE PIECE AND PARCEL OF RESIDENTIAL FLAT WITH NO C-205 & 206 WITH SUPER BUILT UP AREA ADMEASURING 1400.00 SQ FT (130.11 SQ MTRS) ALONG WITH UNDIVIDED SHARE IN THE LAND ADMEASURING 10.00 SQ MTRS ON THE 2ND FLOOR OF THE PREMISES PROMINENTLY KNOWN AS SHREE VISHNUDUTT RESIDENCY C- BUILDING CONSTRUCTED UPON LAND BEARING OLD R.S.NO 270/D/P CONVERTED INTO CITY SURVEY NO 51/A ADMEASURING 3313.69 SQ MTRS AT BANDAR ROAD WITHIN VALSAD MUNICIPAL AND CITY SURVEY AREA TAL., AND DIST VALSAD, STATE GUJARAT, INDIA TOGETHER WITH ALL OTHER RIGHTS, TITLE, INTEREST AND BENEFITS CONNECTED THERETO, WHICH IS IN THE NAME OF MRS. KRUPALI SANDIPBHAI PATEL (CO-BORROWER & PROPERTY OWNER) AND THE BOUNDARIES ARE AS UNDER:	Rs.28,29,928.97/- as on 19.07.20 26	11/08/2026 02:00 PM to 06:00 PM	1.Rs.26,46,000/- 2. Rs. 2,64,600/- 3. Rs. 10000/-	Symbolic





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			NORTH :- RCC ROAD; SOUTH :- OPEN SPACE; EAST :- FLAT NO 207/208; WEST :- FLAT NO 203/204;				
3	MSME Valsad 91529400 37	MR SANTDEV LALJI GUND MR. DIVAKAR SANTDEV RAM PLOT NO 28-B, R S NO 266/28, ASTHA VILLA, MANINAGAR, NEAR POLICE HEAD QUARTER ROAD, VILLAGE MOGRAWADI, VALSAD - 396001	ALL THE PIECE AND PARCEL OF RESIDENTIAL ROW HOUSE SITUATED ON PLOT NO 28-B, ADMEASURING 98.47 SQ MTS OF NA LAND BEARING BLOCK / SURVEY NO 2616/28 ADMEASURING 98.47 SQ MTS PAIKI SUB PLOT NO 28/B ADMEASURING 49.325 SQ MTRS, AT 'ASHTA VILLA', MANINAGAR, AT VILLAGE MOGRAWADI, TAL VALSAD & DIST VALSAD IN THE NAME OF MR. SANTDEV LALJI GUND (BORROWER & PROPERTY OWNER) & MR. DIVAKAR SANTDEV RAM (CO-BORROWER & PROPERTY OWNER) AND THE BOUNDARIES ARE AS UNDER: NORTH:- PLOT NO 28/A SOUTH :- PLOT NO 27 EAST :- PROPERTY OF OTHER PERSON WEST:- ROAD	Rs.26,22, 283.61/- as on 19.07.20 26	11/08/202 6 02:00 PM to 06:00 PM	1.Rs.26,10,000/- 2. Rs. 2,61,000/- 3. Rs. 10000/-	Symbolic
4	MSME Valsad 91529400 37	MAHENDRA JAYANTILAL PATEL MRS. JAYNA MAHENDRABH AI PATEL AT POST KOTLAV PARDI, DISTT- BULSAR 396125 ALSO AT PLOT NO 24-B, HARIVAN PARK, ABRAMA 396001	ALL THE PIECE AND PARCEL OF RESIDENTIAL ROW HOUSE SITUATED ON PLOT NO 24-B, ADMEASURING 54.00 SQ MTS OF NA LAND BEARING BLOCK / SURVEY NO 268/P.24 PLOT NO 24 ADMEASURING 162.00 SQ MTS WITH NEW SY NO 4527 ADMEASURING 162.00 SQ MTS OF ORIGINAL OLD SY NO 268/2 TOTAL ADMEASURING 22460.00 SQ MTS OF THE PREMISES PROMINENTLY KNOWN AS HARIVAN PARK OF ABRAMA, VILLAGE ABRAMA, TAL VALSAD & DIST VALSAD IN THE NAME OF MR. MAHENDRA JAYANTILAL PATEL (BORROWER & PROPERTY OWNER) & MRS. JAYNA MAHENDRABHAI PATEL (CO- BORROWER & PROPERTY OWNER) AND THE BOUNDARIES ARE AS UNDER: NORTH:- PLOT NO 24/C SOUTH :- PLOT NO 24/A EAST :- INTERNAL ROAD WEST:- PLOT NO 36	Rs.15,20, 938.09/- as on 19.07.20 26	11/08/202 6 02:00 PM to 06:00 PM	1.Rs.20,70,000/- 2. Rs. 2,07,000/- 3. Rs. 10000/-	Symbolic





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5	Mr. Pravin Jayantilal Nakrani (Borrower & Property owner), Mrs. Jayantilal Pachanbhai Nakrani (Guarantor), Mr. HareshKumar Muljibhai Patel (Guarantor) and The Partners - M/s Maa Bhavani Timber Mart (Property Owner) GADARIYA NANIDADRAI DHARAMPUR RD VALSAD 396001	ALL THE PIECE AND PARCEL OF OPEN N.A. LAND BEARING BLOCK NO 723 ADMEASURING 0.32.37 SQ MTS UNDER VILLAGE A/C NO 568 OF VILLAGE GADARIYA, DHARAMPUR ROAD TAL VALSAD & DIST VALSAD IN THE NAME OF M/S. MAA BHAVANI TIMER MART - PARTNERSHIP FIRM AND THE BOUNDARIES ARE AS UNDER: NORTH :- BY BOUNDARY OF VILLAGE PATHRI; SOUTH :- BY VALSAD - DHARAMPUR ROAD (SH); EAST :- BLOCK NO 724 BELONGING TO PHIROZESHA D RUSTAMJI FEKSHUR; WEST :- BY BOUNDARY OF VILLAGE PATHRI;	Rs. 1,290,84 9.86 as on 19.07.20 26	25/08/202 6 02:00 PM to 06:00 PM	1. Rs. 1,47,01,500/- 2. Rs. 14,70,150/- 3. Rs. 25000/-	Symbolic
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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>

Date: - 22/07/2026
Place: - Valsad


Authorised Officer
Bank of Baroda

