

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	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)	Property Inspection date & Time.
1	Industrial Estate Vapi 96876807 32	UNITED CAPZ PRIVATE LIMITED REGD: H NO 2106 RAMWADI TALUKA DAHANU ROAD DIST:PALGHAR MAHARASHTRA 401602 ALSO AT UNITED CAPZ PRIVATE LIMITED CORPORATE: SR.NO.199,VATTAR ROAD OPP.VAPI PUBLIC SCHOOL,KUNTA VAPI-396191 1). MRS. CHANCHALBEN DAHYABHAI PATEL, GHELWAD FALIA DABHEL DAMAN 396210 2). MR. JIGNESH DAHYABHAI PATEL, GHELWAD FALIA DABHEL DAMAN 396210	ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEING NON-AGRICULTURAL LAND (FOR BONAFIDE INDUSTRIAL PURPOSE OF LAND U/S. SECTION 65-B OF BOMBAY LAND REVENUE CODE, 1879) BEARING BLOCK/SURVEY NO. 199, ADMEASURING H. 01-36 ARE-58 SQUARE METERS UNDER VILLAGE ACCOUNT NO. 603 OF VILLAGE: KUNTA, TALUKA: VAPI, DISTRICT: VALSAD, STATE: GUJARAT,INDIA WITH ALL OTHER RIGHTS, TITLE, INTEREST AND BENEFITS ETC. BELONGING TO M/S.UNITED CAPZ PRIVATE LIMITED AND FOUR BOUNDED AS FOLLOWS:- ON EAST SIDE : GOVT. LAND; ON WEST SIDE : PROPERTY OF CHANCHALBEN; ON NORTH SIDE : PROPERTY OF FALGUNIBEN THAKORBHAI PATEL; ON SOUTH SIDE: PROPERTY OF CHANCHALBEN D. PATEL;	Rs.12,36,08,296.61 /- as on 19.07.2026	25/08/2026 02:00 PM to 06:00 PM	1.Rs.16,61,00,000/- 2. Rs. 1,66,10,000/- 3. Rs. 50000/-	Symbolic	
2			ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEING NON-AGRICULTURAL LAND BEARING CONSOLIDATE SURVEY NO.543/ 1 P, ADMEASURING H. 2-35 ARE-65 SQUARE METERS (ORIGINAL LAND BEARING SURVEY NO. 543/1, 543/2, 543/3,544/1, 544/2-			1.Rs.10,81,00,000/- 2. Rs. 1,08,10,000/- 3. Rs. 50000/-	Physical	20/08/2026 12:00 PM to 04:00 PM

Vapi Ind. Estate SS1 Branch, C/M-14, GIDC, P.B. No. 13, Near Char Rasta, Vapi-396195, Dist.: VALSAD, INDIA. Phone: 91 260 2422394(D), 2421447/2432585, 24235959(CC)
 Fax: 91 260 2401445, e-mail: indvap@bankofbaroda.com, / Web: www.bankofbaroda.com



3). JAGRUTI DAHYABHAI PATEL GHILWAD FALIA DABHEL DAMAN 396210 4). MRS. PARVATIBEN JAYANTILAL DAHANUWALA, PARU RAMWADI DAHANU ROAD EAST MALYAN AGWAN DAHANU PALGHAR 401602 5). MR. BHAVESH JAYANTILAL DAHANUWALA, PARU RAMWADI DAHANU ROAD EAST MALYAN AGWAN DAHANU PALGHAR 401602 6). MR. RAKESH JAYANTILAL DAHANUWALA, PARU RAMWADI DAHANU ROAD EAST MALYAN AGWAN DAHANU PALGHAR 401602	4/ P., 544/3, 545/1, 546/1/2/4, 546/2 & 547/2) OF VILLAGE:VATAR, TALUKA: VAPI, DISTRICT: VALSAD, STATE. GUJARAT, INDIA WITH ALL OTHER RIGHTS,TITLE, INTEREST AND BENEFITS ETC. BELONGING TO 1). MRS. CHANCHALBEN DAHYABHAI PATEL, 2). MR. JIGNESH DAHYABHAI PATEL, & 3). JAGRUTI DAHYABHAI PATEL AND BOUNDED AS FOLLOWS:- ON EAST SIDE : PROPERTY OF CHANCHALBEN D. PATEL; ON WEST SIDE : PROPERTY OF CHANCHALBEN D. PATEL; ON NORTH SIDE :VATAR -KUNTA ROAD; ON SOUTH SIDE: KUNTA-VADOLI ROAD;					
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal baanknet.com

Date: - 22/07/2026

Place: - Vapi

Bank of Baroda
सहायक महाप्रबंधक / ASST. GENERAL MANAGER
औद्योगिक एस्टेट ब्रांच, वपी / IND. ESTATE BR., VAPI
Authorized Officer
Bank of Baroda.

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