

Sale notice for sale of Immovable properties APPENDIX IV-A [see Proviso to Rule 6(2) and 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 / Guarantors/s / Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of e-Auction E-auction-Start Time to End Time	1. Reserve Price 2. EMD Amount 3. Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1	Mr. Nagendra Kamaldev Singh and Mrs. Sarooj Nagendra Singh SHOP NO-1 TRIMURTI CHS SAIBABA MANDIR GALLI, NAVGHAR RD NR AMARJYOTI SCHOOL BHAYANDER EAST, MAHARASHTRA - 401105	Flat No.201, admeasuring 43.12 sq mts Built up area on the 2nd Floor in B Wing of the building known as “Prarthana” in the project known as “Swapnalok Residency” Survey No.456, Revenue Village Umroli, Taluka & Dist. Palghar -401404.”, Encumbrance- Not Known to Bank	Rs 16,51,844/- As of 31.05.2026 plus, unapplied interest and other charges thereon	26.08.2026 1400 Hrs to 1800 Hrs	Rs 8,75,000/- Rs 87,500/- Rs 5000/-	Physical	17.08.2026 12:30 To 14:00
2	Mr. Ramprasad T Jaiswal Flat No 4, ist floor, C-Wing, “Nidhi Darshan” manphod village Jawhar Road, Dhanu East-palghar-401602. Admeasuring 518 sqft built-up area	Flat No 4, ist floor, C-Wing, “Nidhi Darshan” manphod village Jawhar Road, Dhanu East-palghar-401602. Admeasuring 518 sqft built-up area Encumbrance- Not Known to Bank	Rs 14,59,430/- As of 31.05.2026 plus, unapplied interest and other charges thereon	26.08.2026 1400 Hrs to 1800 Hrs	Rs11,35,000/- Rs 1,13,500/- Rs 5000/-	Physical	17.08.2026 14:00 to 16:00
3	Mr. Jit Bijay Agarwal. (Borrower) Address: A-201, Ostwal Ornate Building No. 1 CHSL, Jesal Park, Bhayander East, Thane 401105. Mrs. Suman Shyam	Shop No. 104/B, Nageshwar Compound, servey no 194 hissa no 27-P, Near Purna Bus Stop, Village - Purna, Bhivandi, Thane - 401105. Boundaries North – Godown South - Bhiwandi agra road East – Godown	Rs 19,65,188/- As of 31.05.2026 plus, unapplied interest and other charges thereon	26.08.2026 1400 Hrs to 1800 Hrs	Rs17,05,000/- Rs 1,70,500/- Rs 25000/-	Physical	17.08.2026 14:00to 16:00



	Khemka. (Guarantor) M/s.Jindal Securities,29A, Ostwal Ornate Building No. 2 CHSL, Jesal Park, Bhayander (East	West – Vardhman Building Area 428.Sq. Ft carpet area 357 Sq. Ft Encumbrance- Not Known to Bank					
4	M/s Kisan Ankur Trading, (Prop. Mr. Mahasin G Mia) 305/B-2 KAILASH PARBHAT CHS LTD, CST RD, KALINA SANTACRUZ EAST, MUMBAI	Flat No. 702, 7th Floor, Awing, Siddhi City Morning Star CHS, S. No. 82, H No.1/1 of VillageKharvai, Badlapur, Karjat Road, Near Kharvai naka, Badlapur€, Taluka- Ambernath, distt- Thane, 421503 Encumbrance- Society Dues and property dues is Rs 3,00,000(Approx) as on 31.03.2026	Rs.1,11,767,57/- As of 31.05.2026 plus, unapplied interest and other charges thereon	26.08.2026 14:00 To 18:00	Rs. 16,71,000/- Rs. 1,67,100/- Rs. 5,000/-	Physical	17.08.2026 14:00to 16:00
5	Raju Sogmal Jain. Room No. 101/B, Ish Krupa S Dalvi Pada, Near Jain Mandir, Dahanu Road, Dahabu, Thane Laxmi Narayan Goyal. Flat No. 203, Wing B, Ishkrupa Housing Society, Dalvi Pada, Opp Rummy Restaurant, Kosbad, Palghar 401703	Residential Flat bearing Survey No. 1288/4, located at Flat No. 104, First Floor, Building No. A, Shri Ishkrupa CHS, Village Kainad, Taluka Dahanu, Dist. Palghar- 401703 Encumbrance- Not Known to Bank	Rs 44,37,394/- As of 31.05.2026 plus, unapplied interest and other charges thereon	26.08.2026 14:00 To 18:00 .	Rs 10,15,000/- Rs 101,500/- Rs 5,000/-		17.08.2026 14:00to 16:00

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 <https://baanknet.com>.

Date: 01.08.2026
Place: Mumbai

Authorised Officer
BANK OF BARODA

