



**बैंक ऑफ बड़ौदा**  
**Bank of Baroda**

## BANK OF BARODA

Mumbai Metro North Region: 2<sup>nd</sup> & 4<sup>th</sup> Floor, Shubh Jivan Arcade, Opp. Moksh Plaza, SV Road, Borivali (West), Mumbai - 400092, INDIA.

• E-Mail: recovery.mmnr@bankofbaroda.com • Website: www.bankofbaroda.com

### 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), Mortgage (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 accounts. The details of Borrower/s / Mortgage / 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 / Guarantor/s Mortgage (s)                                                                                                                                                                                                                                            | Detailed Description of the immovable property with known encumbrances, if any                                                                                                                                                                                                                                                                                                 | Total Dues                                                                                                                   | Date & Time of 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 and Time   |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------|-------------------------------------|
| 1.            | <b>Ratnesh Kumar (Borrower)</b><br>103 G wing, Rudra Heights Yashwant viva, Yashwant viva, Township, virar Phalghar - 401209, Maharashtra                                                                                                                                                          | Flat No. 1801, 18 <sup>th</sup> floor, Joyville virar Crest CHSL-Phase 2, Stephen Menezes Marg, off Bolinj Sopara Road, Agasi Road Bolinj Virar (W) Taluka Vasai, Dist Palghar - 401303, Maharashtra belonging to Mr. Ratnesh kumar.<br>admeasuring 767 sq ft. Carpet area (inclusive of one car parking space)                                                                | Rs. 64,80,523.19/- as on 31.10.2025 plus, interest, and other legal charges thereon<br><b>Encumbrance: Not Known to Bank</b> | <b>25.09.2026</b><br>14:00 To 18:00             | <b>Rs. 58,50,000/-</b><br><b>Rs. 5,85,000/-</b><br><b>Rs. 25,000/-</b>  | Physical                                       | <b>19.09.2026</b><br>12:30 To 14:00 |
| 2.            | <b>Mrs. Archana Ashok Singh (Borrower)</b><br>(1) Flat No. 206, 2 <sup>nd</sup> floor, A-wing, Shree Radha Krishna Apartment, Near Central Bank of India, Sector 6, Village Harigram, Panvel, Dist. Raigad - 410206<br>And<br>(2) Room No. 2, Nirmal Chawl, Goandevi Road, Poisar Mumbai - 400101. | Flat No. 206, 2 <sup>nd</sup> floor, A-wing, "Shree Radha Krishna Apartment", Near Central Bank of India, Sector 6, Village Harigram, Panvel, Dist. Raigad - 410206<br>Adm 563 sq. ft. built up area                                                                                                                                                                           | Rs. 27,87,254.04/- As on 14.09.2023 plus, interest, and other legal charges thereon<br><b>Encumbrance: Not Known to Bank</b> | <b>25.09.2026</b><br>14:00 To 18:00             | <b>Rs. 18,75,000/-</b><br><b>Rs. 1,87,500, -</b><br><b>Rs. 10,000/-</b> | Physical                                       | <b>18.09.2026</b><br>12:30 To 14:00 |
| 3.            | <b>Mr. Jit Bijay Agarwal. (Borrower)</b><br>Address: A-201, Ostwal Ormate Building No. 1 CHSL, Jesal Park, Bhayander East, Thane 401105.<br><b>Mrs. Suman Shyam Khemka. (Guarantor)</b><br>M/s. Jindal Securities, 29A, Ostwal Ormate Building No. 2 CHSL, Jesal Park, Bhayander (East)            | 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 West - Vardhman Building Area 428. Sq. Ft. carpet area 357 Sq. Ft.<br><b>Encumbrance - Not Known to Bank</b>                                                               | Rs. 19,65,188/- As of 31.05.2026 plus, unapplied interest and other charges thereon                                          | <b>25.09.2026</b><br>14:00 To 18:00             | <b>Rs. 11,00,000/-</b><br><b>Rs. 1,00,000/-</b><br><b>Rs. 10,000/-</b>  | Physical                                       | <b>18.09.2026</b><br>12:30 To 14:00 |
| 4.            | <b>Mr. Aslam Razak Maniyar (Borrower)</b><br><b>Mrs. Muskan Aslam Maniyar (Co-Borrower)</b><br>Flat No. 5 & 6, 1 <sup>st</sup> Floor, A Wing, Shrushti Shobha Chsl, Behind Joshi Wada, Temboda Road, Palghar - 401404.                                                                             | Flat No. 5 & 6, 1 <sup>st</sup> Floor, A Wing, Shrushti Shobha CHSL, Behind Joshi Wada, Temboda Road, Palghar - 401404.<br>Area: 1187 Sq. Ft., Owned by Mr. Aslam Razak Maniyar                                                                                                                                                                                                | Rs. 34.10 lakh as on 31-10-2025 plus unapplied, un serviced interest and other charges thereon                               | <b>25.09.2026</b><br>14:00 To 18:00             | <b>Rs. 48,08,000/-</b><br><b>Rs. 4,80,800/-</b><br><b>Rs. 25,000/-</b>  | Symbolic                                       | <b>18.09.2026</b>                   |
| 5.            | <b>(1) Gulam Fakhruddin Chishti (Borrower)</b><br><b>(2) Fatima Gulam Moinuddin Chishti (Co Borrower)</b><br>A A Latif CHL, Andheri Farooquia Masjid & Madarsa Trust, Mukund Patil Lane, Behind Andheri Market, Nr Fish market, Andheri West, Mumbai, Maharashtra 400058                           | Flat No. 402, 4th Floor, Wing A, Type C-6, Building No. 04, Sector 04, Shree Balaji Paradise, Land Bearing Survey No. GUT No. 115, 116, 118, Build up area 463, carpet area 386, Which is Situated at Village Bategaon, Taluka & District Palghar, Maharashtra 401501.<br>Boundary Description: East: Open to Air, West: Flat No. 403, North: Flat No. 401, South: Open to Air | Rs. 19,64,247/- As on 25.01.2024 plus, interest, and other legal charges thereon<br><b>Encumbrance: Not Known to Bank</b>    | <b>08.09.2026</b><br>14:00 To 18:00             | <b>Rs. 8,00,000/-</b><br><b>Rs. 80,000/-</b><br><b>Rs. 10,000/-</b>     | Physical                                       | <b>18.09.2026</b>                   |

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: 11-09-2026

Place: Mumbai

Sd/-

Authorised Officer,  
BANK OF BARODA