



BANK OF BARODA, ROSAR BRANCH
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E-AUCTION 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/Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of e-Auction : 07.10.2026, Time : 02:00 PM to 06:00 PM - Status of Possession : All Properties are in Physical Possession

Sr./ Lot No.	Name & address of Borrower/s / Guarantor/s / Mortgagor	Detailed of the Movable/Immovable property with known encumbrance if any (Owner / Mortgagor Name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Property Inspection Date & time
1	M/S Shayona Agritech Mr Alpesh Jambukiya (Proprietor) and Mr. Bhavesh Govindbhai Jambukiya H/68 Apeksha Park-2 Behind Liffeline Hospital Near Vasna D Mart Vasna Vadodara	All that part and parcel of equitable mortgage of residential property being project/scheme known as "APEKSHA PARK-2" being constructed under construction on land bearing non agriculture plot of land in mouje Salyad Vasana Vadodara lying being land bearing revenue survey number 2224 and 225/1 T.P No 15 F.P No 187 & 204 C.S No 1102 known as Apeksha park-2 paki block no H/68 Plot measuring 125.06 Sq.Meters construction admeasuring 66.92 Sq.Meters common Plot and road admeasuring 59.84 Sq.Meters of Sub District Vadodara at District Vadodara in the name of Alpesh Govindbhai Jambukiya. The boundaries of the property are as under: East- by Block No 67, West- By Block No 69, North- by Society Road, South- By Shanti park Society. Property ID: BARB599620240327	Rs. 31,31,69,190/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 72,19,000/- 2. Rs. 7,21,900/- 3. Rs. 10,000/- (First Charge Of Bank of Baroda and Second Charge of other Financial Institution)	01.10.2026 3.00 PM To 5.00 PM
2	Pala Mihir Sureshbhai (Borrower) and Mrs Pala Urmilaben Sureshbhai (Co-Applicant & Mortgagor), B-3 Bela Apartment O.P.Road Vadodara	Immovable property being Flat No B-3 on First Floor Tower-B in the scheme known as "BELA APPARTMENT" Constructed on land bearing Revenue Survey No 150 Paiki Plot No 5 T.P.Scheme No 22 adm 730 Sq.Meters City Survey No 1935 of Mouje Akota in registration district and Sub District Vadodara having built up area adm 70.00 Sq.Mts in the name of Mrs Urmilaben Sureshbhai Pala, Bounded By East- By Bela Apartment A Type, West- By Flat No B/4, North- By road for going and coming, South- By Tube Company Godown, Property ID: BARB019820250008	Rs.26,55,838.64/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 17,86,050/- 2. Rs. 1,78,605/- 3. Rs. 10,000/-	01.10.2026 11.00 AM To 01.00 PM
3	Mrs Mamta Deepak Bhandari Director M/S Space petro Energy Limited Flat No 402 Fourth Floor Radhe Shyam II Plot No 22.23 Gulmchar park Near Akota Garden Akota Vadodara	All that Piece and parcel of R.S No 51 T.P No 01 F.P No 63 C.S No 905 to 936 having Super built up area 1675 Square Feet at Flat No 402 Fourth Floor Radhe Shyam II Plot No 22.23 Gulmchar park Near Akota Garden Akota Vadodara and bounded by East Marginal Space and Classic Residency, West Marginal Space and Block No 21, North Stairs and Flat No 401, South 6.00 Meter Road Property ID: BARB599620240329	Rs.1,19,14,994/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 37,62,000/- 2. Rs. 3,76,200/- 3. Rs. 10,000/-	03.10.2026 11:00 AM To 01:00 PM
4	Mrs Sujata Ajay Shukla, Mr Ajay Ganeshbhai Shukla, Mr Vinod Ganeshbhai Shukla Flat No B-1 Ground Floor, Nitesh Apartment Opposite Sainath plaza, Rajesh Tower Road Gotri Vadodara	All that part and parcel of the mortgaged of immovable property being Flat No B-1 ground floor admeasuring 760 Square Feet Super Built Up thereon in the scheme known as Nitesh Apartment Situated and construction on the land bearing R.S No 630 Paiki City Survey No 926/A/2 having total admeasuring 1359 Square Meters of Mouje Village Gotri in the registration and sub district and district Vadodara. The boundaries of the property are as under: East: By Common Passage, West: By passage and Flat, North: By Open Space, South: By Flat No B-2	Rs. 29,25,623.16/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 24,75,000/- 2. Rs. 2,47,500/- 3. Rs. 10,000/-	03-10-2026 01.00 PM To 03.00 PM
5	M/s Teethi Transport Mrs. Sweta Darshankumar Panchal (Proprietor & Mortgagor) Mrs. Heenaben Prafulbhai Panchal (Guarantor & Mortgagor) Mr. Darshankumar Prafulbhai Panchal (Guarantor & Mortgagor) A-17 Nirani Bungalow Nr. Nalamber Villa Dabhoi Road, Vadodara A-15 Platinum Height, Nr. Sahajanand Bungalow, Soma Talav, Vadodara.	2 BHK Flat All the part and parcel of the property situated at Flat No. 606 KRIPA RESIDENCY Plot No. E/63 to E/68 SHREEDHAR PARK SOCIETY Opp. Meldimata Temple Nadad Admeasuring built up area 57.62 Sq. Mtr. In Block No. 6267/A Khata No. 1256 in Moje Manjipura in Registration District and District Kheda in the name of Mrs. Swetaben Darshankumar Panchal Bounded: East: Common Stair, West: Margin Land, North: Margin Land, South: Flat No. 605 & Common Wall. Land Mark : Manjipura Road, Nadlad. Property ID : BARB599620240245	Rs. 62,45,419/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 8,55,000/- 2. Rs. 85,500/- 3. Rs. 5,000/-	05-10-2026 01.00 PM To 03.00 PM
6	M/S Shradha Industries Mr Uday Anil Sangole Mr Om Manoj Dubey Mr Anil Raghunath Sangole Mrs Meghna Anil Sangole B-38 Phonix Complex, Near Suraj Plaza, Sayajigunj, Vadodara	1) All That Piece And Parcel Of Non-Agricultural Sayajigunj Lying Being Plot Of Land In Mouje Village Land Bearing Vibhag C, Tikka No. 8/4, C. S. No. 821 To 828, R. S. No. 461/1 & 464. Consolidated No. 461/1/1, Admeasuring 2934 Sq. Mtrs., Known As Registration "PHONIX COMPLEX" Sub District Office & No. B-37 In Basement, Admeasuring 264.04 Sq. Fts., At District Vadodara. The Said Property Bounded As Under: East: By Basement Office No B-38, West: By Basement Office No B-36, North: By Passage South: By Basement Office No B-44 2) All that Piece and Parcel of Non-agricultural plot of land in Mouje Village Sayajigunj lying being land bearing Vibhag C, Tikka No. 8/4, C. S. No. 821 to 828, R. S. No. 461/1 & 464. Consolidated No. 461/1/1, admeasuring 2934 Sq. Mtrs., Known as "PHINIX COMPLEX" Office No. B-34 in Basement, admeasuring 264.04 Sq. Fts., at Registration Sub District & District Vadodara. The said property bounded as under East: By Office No B- 33, West: By Office No B- 35, North: By Office No B- 18, South: Common parking.	Rs. 95,55,158.11/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 13,23,000/- 2. Rs. 1,32,300/- 3. Rs. 10,000/-	05.10.2026 11.00AM To 1.00 PM
7	Mr Manoj Ganpatil Jain Plot No 16 Saptagiri Shops & Duplex Opp Vivanta Hotel Akota Vadodara	Equitable Mortgage Of Land and builking House bearing Survey Number 19 located at plot land square Meter built up area 152.02 which is situated at Scheme known as Saptagiri Shops and Duplex constructed on land bearing S S No 19 Paiki as per Village form No 7/12 land admeasuring 14360 Square Meters Paiki Plot No G 16 road measuring 66.83 Square Meters total admeasuring 218.85 Square meters ground floor built up area admeasuring 90.53 square meters first floor built up area admeasuring 110.68 square meters second floor built up area admeasuring 39.77 square meters at registration district and sub district Vadodara district Vadodara Gujarat. The boundaries of the property are as under, East: by land of Pioneer Bal bearing, West: By Plot No G-15, North: By Plot No G-17, South: By Plot No G-13	Rs. 1,26,37,323.76/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 1,21,00,000/- 2. Rs. 12,10,000/- 3. Rs. 10,000/-	05.10.2026 3.00 PM To 5.00 PM
8	M/S Nishi Agency Mr Chirag Jagdish Chandra Thakkar Ms Ranjanben Jagdishchandra Thakkar Ms Gitaaben Haresh Kumar Thakkar Flat No A-102 1ST floor Lad Apartment, Opp Polo Ground, Beside Lad Bhavan Vadodara	1) The Property being the Flat No A/102, Tower_A on First Floor together with super structure there on in Lad Apartment on land bearing City Survey Vibhag-B Tika No 16/3 Survey No 39/1-A of Vadodara Shaher Babajipura Vadodara in Registration District and Sub District Vadodara having Super built up area admeasuring 41.30 Square Meter. The Boundaries are - East: By Flat No A/103, after Passage, West: By Vasantrao Keptan Marg after Margin, North: By Lad Bhavan property after margin, South: By Flat No A/101 after passage 2) Equitable mortgage of the immovable property Block No 293 paiki plot (GALA) No 4 admeasuring 215.05 Square meters of Mouje Modasar at Registration Dist and Sub District Sankheda District Vadodara Now Taluka Bodeli Dist Chhota Udaipur The boundaries are: East: By Plot No 5 & 6, West: By Plot No 3, North: B J Cotton Jin, South: By Road from Bodeli to Naswadi 3) Property being project/scheme known as "Monalisa" being constructed/under construction on land bearing revenue survey no 428/3 City Survey No 3484/A T.P Scheme No 19 Final Plot No 151 Paiki southern side land known as "Monalisa" Flat No 201 on Second Floor of Tower No 24 built up area admeasuring 66.22 Square Meters of Mouje Vadodara Kasba at Registration District and Sub District Vadodara The Boundaries are: East: Internal Road of Society, West: Flat No 24/204, North: Tower 25, South: Flat No 24/202	Rs. 1,11,44,402.44/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 11,15,000/- 2. Rs. 1,11,500/- 3. Rs. 10,000/- 1. Rs. 25,20,000/- 2. Rs. 2,52,000/- 3. Rs. 10,000/- 1. Rs. 37,30,000/- 2. Rs. 3,73,000/- 3. Rs. 10,000/-	06.10.2026 1.00 PM To 3.00 PM Symbolic Possession Ajit Kumar Thakur 9737888129 Symbolic Possession Ajit Kumar Thakur 9737888129

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No. 0265-2225229/2363351 or Mobile 97378 00129 / Auction Center Vaoddara Mr. Vipin Jain Mobile 63570 14005.

Date : 21-09-2026 | Place : Vadodara

Sd/- Authorised Officer, ROSAR, Vadodara

