



बैंक ऑफ बड़ौदा Bank of Baroda



TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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, 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-

Date of eAuction: 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 (s)	Detailed description of the immovable property with known encumbrances, if any (Owner/Mortgagor name)	Total Dues.	Date of E-Auction Time of E-auction Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit (EMD) Amount 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 Lifeline 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 Saiyad Vasana Vadodara lying being land bearing revenue survey number 222/4 and 225/1 T.P No 15 F.P No 187 & 204 C.S No 1102 known as Apeksha park-2 paiki block no H/68 Plot measuring 126.06 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	Rs31,31,69,190/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	25.08.2026 2.00 PM To 6.00 PM	Rs 76,20,000/- Rs. 7,62,000/- Rs. 10,000 (First Charge Of Bank of Baroda and Second Charge of other Financial Institution)	01.10.2026 3.00PM To 5.00 PM

Regional Stressed Asset Recovery Branch, Baroda City Region, 4th Floor, Suraj Plaza-III, Sayajiganj, Baroda-390020

क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बड़ौदा शहर क्षेत्र, चौथी मंजिल, सूरज प्लाज़ा-III, सयाजीगंज, बड़ौदा -390020

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		South- By Shanti park Society Property ID: BARB599620240327				
2	Pala Mihir Sureshbhai(Borrower) and Mrs Pala Urmilaben Sureshbhai (Co-Applicant & Mortgagor) B-3 Bela Appartment 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 Appartment A Type West- By Flat No B/4 North- By road for going and coming South- By Tube Company Godown Property ID: BARB019820250008	Rs.26,55,898.64/- - Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	25.08.2026 2.00 PM To 6.00 PM	Rs 17,86,050/- Rs. 1,78,605/- Rs. 10,000	01.10.2026 11.00AM 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 Gulmohar 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 Gulmohar 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 minus recovery received after date of demand notice	25.08.2026 02:00 PM to 06:00 PM	Rs37,62,000/- Rs.3,76,200/- Rs.10,000/-	03.10.2026 11:00AM To 01:00 PM
4	Mrs Sujata Ajay Shukla, Mr Ajay Ganeshbhai Shukla, Mr Vinod Ganeshbhai Shukla Flat No B-1 Ground Floor	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 Nilesh Apartment Situated and	Rs29,25,623.16/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after	25.08.2026 02.00 PM to 6.00 PM	Rs.24,75,000/- Rs.2,47,500/- Rs10,000/-	03-10-2026 01.00 PM To 03.00 PM

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	Nilesh Apartment Opposite Sainath plaza Rajesh Tower Road Gotri Vadodara	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	date of demand notice.			
5	M/S Teethi Transport Mrs Sweta Darshan Kumar Panchal (Proprietor & Mortgagor) Mrs Heenaben Prafulbhai Panchal (Guarantor & Mortgagor) Mr Darshankumar Prafulbhai Panchal (Guarantor & Mortgagor) A-17 Nirant Bungalow Near Nilamber Villa Dabhoi Road Vadodara A-15 Platinum Height near 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 Nadiad adm. built up area 57.62 Sq.Mtr in block No 6267/A Khata No 1256 in Moje Manjupura in Registration District and District Kheda in the name of Mrs Swetaben Darshan Kumar Panchal Which is bounded as Under. East: Common Stair West: Margin Land North: Margin Land South: Flat No 605 & Common Wall Landmark: Manjipura Road Property ID: BARB599620240245	Rs62,45,419/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	25.08 .2026 02.00 PM to 6.00 PM	Rs.8,55,000/- Rs.85,500/- Rs5,000/-	05-10-2026 01.00 PM To 03.00 PM
6	M/S Shraddha Industries Mr Uday Anil Sangole Mr Om Manoj Dubey Mr Anil Raghunath Sangole Mrs Meghna Anil Sangole B-38 Phonix Complex	1) All That Piece And Parcel Of Non- Agricultural Sayajigunj Lying Being Plot Of Land In Mauje 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	Rs95,55,158.11/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	07.10.2026 2.00 PM To 6.00 PM	Rs 13,23,000/- Rs. 1,32,300/- Rs. 10,000/-	05.10.2026 11.00AM To 1.00 PM

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	Near Suraj Plaza Sayajiganj Vadodara	"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 Mauje Village Sayajiganj 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 13,23,000/- Rs 1,32,300/- Rs 10,000/-	05.10.2026 11.00 AM to 01.00 PM
7	Mr Manoj Ganpatlal Jain Plot No 16 Saptagiri Shops & Duplex Opp Vivanta Hotel Akota Vadodara	Equitable Mortgage Of Land and building House bearing Survey Number 19 located at plot land square Meter built up area 152.02 which is situated at Scheme known as Saptgiri 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	Rs 1,26,37,323.76/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	07.10.2026 2.00 PM To 6.00 PM	Rs 1,21,00,000/- Rs. 12,10,000/- Rs. 10,000/-	05.10.2026 3.00PM To 5.00 PM

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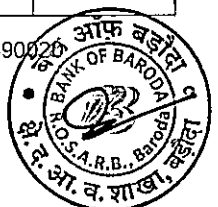


		total admeasuring 218.85 Square meters ground floor built up area admeasuring 90.53 square meters first floor built up area admeasuring 110.68 square meters second floor built up area admeasuring 39.77 square meters at registration district and sub district Vadodara district Vadodara Gujarat. The boundaries of the property are as under: East: by land of Pioneer Balbearing West: By Plot no G-15 North: By Plot No G-17 South: By Plot No G-13				
8	M/S Nishi Agency Mr Chirag Jagdish Chandra Thakkar Ms Ranjanben Jagdishchandra Thakkar Ms Gitaben Haresh Kumar Thakkar Flat No A-102 1 ST 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 Kaptan 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:	Rs1,11,44,402.44/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	07.10.2026 2.00 PM To 6.00 PM	Rs 11,15,000/- Rs. 1,11,500/- Rs. 10,000/-	06.10.2026 1.00PM To 3.00 PM
				07.10.2026 2.00 PM To 6.00 PM	Rs 25,20,000/- Rs 2,52,000/- Rs 10,000/-	Symbolic Possession on Ajit Kumar Thakur 9737888 129

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		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 3464/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			07.10.2026 02.00 PM To 6.00 PM Rs37,30,000/- Rs 3,73,000/- Rs10,000/- Symbolic Possessi on Ajit Kumar Thakur 9737888 129
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TERMS AND CONDITIONS:-

1. The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.
2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.
3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with <https://baanknet.com> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund

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of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support.baanknet@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on <https://baanknet.com> using mobile number and email ID.
 - Upload requisite KYC Documents.
 - Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
 - Submission of bid shall be through online mode on the auction date and time.
 - In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
 6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
 7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.
 8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited

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by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.
14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.
16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids.

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The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
18. In case if property is in **SYMBOLIC POSSESSION** then (a) Bidder is purchasing the property in symbolic possession at his/own risk & responsibility. (b) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. (c) Bank will not be responsible or duty bound for handing over of physical possession. (d) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. (e) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction. (f) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.
19. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
20. The sale is subject to confirmation by the Secured Creditor Bank.
21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No 2225229 or Mobile 9737888129.

Date: - 21-09-2026

Place:-Vadodara

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बड़ौदा शहर क्षेत्र, चौथी मंजिल, सूरज प्लाज़ा-III, सयाजीगंज, बड़ौदा -390020
Authorised Officer
Bank of Baroda

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