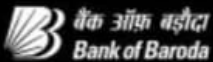


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Vapi Ind. Estate SSI Branch, C/M-14, G.I.D.C.,
P.B. No. 13, Nr. Char Rasta, Vapi - 396 195,
Dist. Bulsar, Mo. 96876 80732,
E-mail: indvap@bankofbaroda.com

**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/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Branch Name & Contact No	Name & address of Borrower/s / Guarantor/ Mortgagor/s	Give short description of the immovable property with known encumbrances, if any	Dues as on 25.09.2026	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
Industrial Estate Vapi 9687680732	M/s. UNITED CAPZ PRIVATE LIMITED REGD ADDRESS: H No 2106 Rawadi Taluka Dahanu Dahanu Road Thane Maharashtra 401602 M/s. United Capz Private Limited Corporate Office: 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 3) Jagruti Dahyabhai Patel , Ghelwad 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	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, 544/2-4/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-Vadolli Road	Rs. 5,57,34,756.27/- as on 25.09.2026 + interest + charges	1. Rs. 9,72,90,000/- 2. Rs. 97,29,000/- 3. Rs. 1,00,000/-

Date of E-Auction : 15/10/2026 Time of E-Auction : Start Time 02:00 PM to End Time 06:00 PM
Inspection date & Time : 12/10/2026, Time : 12:00 PM to 04:00 PM
Status of Possession : Physical (Open Plot)

For detailed terms and conditions of sale, please refer/visit to the website link
<https://bankofbaroda.bank.in/e-auction> and banknet.com

15 Days Statutory Notice Sale Notice to The Borrower, Guarantor and Mortgagor.

Date : 27/09/2026 | Place : Vapi, Valsad

Chief Manager & Authorised Officer, Bank of Baroda