



बँक ऑफ बरोडा Bank of Baroda

Mumbai Metro North Region: 2nd & 4th Floor, Shubh Jivan Arcade, Opp. Moksh Plaza, SV Road, Borivali (West),
Mumbai - 400092, INDIA. E-Mail: recovery.mmnrb@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), 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 accounts. The details of Borrowers / Mortgagor / Guarantor/s / Secured Assets/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 - 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. Rathesh Kumar (Borrower) Flat No. 103 G-wing, Rudra Heights Yashwant viva, Yashwant viva, Township, Virar, Dist. Palghar-401209, Maharashtra	Flat No.1801, 18 th Floor, Joyville Vihar 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. Rathesh Kumar. 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 Encumbrance: Not Known to Bank	28.10.2026 14:00 To 18:00	Rs.53,00,000/- Rs. 5,30,000/- Rs 50000/-	Physical	17.10.2026 12:30 To 14:00
2	Mr. Jit Bijay Agarwal. (Borrower) Address: A-201, Ostwal Ornate Building No. 1 CHSL, Jesal Park, Bhayander East, Thane 401105. Mrs. Suman Shyam Khemka. (Guarantor) M/s. Jindal Securities, 29A, Ostwal Ornate Building No. 2 CHSL, Jesal Park, Bhayander (East	Shop No. 104/B, Nageshwar Compound, Survey no 194 Hissa no 27-P, Near Purna Bus Stop, Village - Purna, Bhivandi, Thane - 401105. Boundaries North - Godown South - Bhivandi Agra road East - Godown West - Vardhman Building Area 428.Sq. Ft carpet area 357 Sq. Ft Encumbrance- Not Known to Bank	Rs 19,65,188/- As of 31.05.2026 plus, unapplied interest and other charges thereon	28.10.2026 1400 Hrs to 1800 Hrs	Rs11,00,000/- Rs 1,00,000/- Rs 10,000/-	Physical	17.10.2026 13.00 to 15.00



3	Mr. Aslam Razak Maniyar (Borrower) Mrs. Muskan Aslam Maniyar (Co-Borrower) FLAT NO. 5 & 6, 1ST FLOOR, A WING, SHRUSHTI SHOUBHA CHSL, BEHIND JOSHI WADA, TEMBODA ROAD, PALGHAR 401404.	Flat No. 5 & 6, 1st Floor, A Wing, Shrushti Shobha CHSL, Behind Joshi Wada, Temboda Road, Palghar 401404. 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	28.10.2026 14:00 To 18:00	Rs.48,08,000/- Rs. 4,80,800/- Rs. 25,000/-	Symbolic	17.10.2026 14.00 to 16.00
4	((1) Gulam Fakhruddin Chishti (Borrower) (2) Fatima Gulam Moineuddin Chishti (Co Borrower) A A Latif CHL, Andheri Farooquia Masjid & Madarisa 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. Boundary Description: East: Open to Air, West: Flat No. 403, North: Flat No. 401, South: Open to Air	Rs 1964247/- As on 25.01.2024 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	28.10.2026 14:00 To 18:00	Rs.8,00,000/- Rs.80,000/- Rs.10,000/-	Physical	17.10.2026 16.00 to 18.00

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: 06.10.2026
Place: Mumbai

Authorised Officer,
BANK OF BARODA

