



बैंक ऑफ बड़ौदा Bank of Baroda



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/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/ Mortgagor s	Give short description of the immovable property with known encumbrances , if any	Total Dues.	Date of e- Auction & Time of E- auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mr. Deelipkumar Pruthviraj Rajpurohit (Borrower) Mrs. Sukhidevi Deelipkumar Rajpurohit. (Co-Borrower)	Equitable Mortgage of property bearing R.S. No 284-1/Paikee 1 Hec 0.17.83 are NA land i.e 1783 sq mtr. Bearing TP Scheme No-1 (Mehamadabad-Khatraj) Final Plot no 298/1 paikee Sub plot no 2 Area adm. 1501 sq. Mtr. Na land paikee first floor flat no 102 at block no B area adm 67.73 sq. mtr (super built up) and 19.96 sq mtr unsheared land area bearing Municipal Property no 1340/SKA/FF /102/B situated at SHREEJI KIRSHNA AVENUE within the limit of village Mehamadabad	Rs.11,74,871.80/- as on 26.08.2024 + Interest + Other Charges	E- auction Date: 28.10.2026 Time of E- auction: 14:00 PM to 18:00 PM	1.Rs.16,47,000/- 2. Rs.1,64,700/- 3. Rs.10,000	Physical	Property Inspection Date: - & Time: - 23.10.2026 11:00 AM to 16:00 PM

Mehamadabad Branch: Opp Market Yard, Bank Road, Nadiadi Darwaja, Mehamadabad, Dist. Kheda-387130 India.
Phone: 91-2694-244046 Mob No 9687672980. www.Bankofbaroda.com. Email : Mehama@bankofbaroda.com.





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

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Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Description of the immovable property (Mortgagor/s)	Total Dues.	Date of e-Auction & Time of E-auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mr. Deelipkumar Pruthviraj Rajpurohit (Borrower) Mrs. Sukhidevi Deelipkumar Rajpurohit. (Co-Borrower)	Equitable Mortgage of property bearing R.S. No 284-1/Paikee 1 Hec 0.17.83 are NA land i.e 1783 sq mtr. Bearing TP Scheme No-1 (Mehamadabad-Khatraj) Final Plot no 298/1 paikee Sub plot no 2 Area adm. 1501 sq. Mtr. Na land paikee first floor flat no 102 at block no B area adm 67.73 sq. mtr (super built up) and 19.96 sq mtr unsheared land area bearing Municipal Property no 1340/SKA/FF/102/B situated at SHREEJI KIRSHNA AVENUE within the limit	Rs.117487 1.80/- as on 26.08.2024 + Interest + Other Charges	E-auction Date: 28.10.2026 Time of E-auction: 14:00 PM to 18:00 PM	1.Rs.16,47,000/- 2. Rs.1,64,700/- 3. Rs.10,000	Physical	Property Inspection Date: - & Time: - 23.10.2026 11:00 AM to 16:00 PM





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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 Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- 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 by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to 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.





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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. The Authorized 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/ Authorized 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.

19. The sale is subject to confirmation by the Secured Creditor Bank.

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 Authorised officer on Mobile no 9687672923 & Branch Head Mobile no. 9687657210.

Date: 12.10.2026

Place: MEHAMDABAD

Authorized Officer
Bank of Baroda

