



E-AUCTION SALE NOTICE

ROSARB, Surat Zone, 1st Floor, Bank of Baroda, Opp. Udhna Udyog Vyapar Sangh, GIDC Udhna, Surat - 394210 | Ph : 9499555022

DI. : 28.10.2026
Time : 2.00 PM TO 6.00 PM

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) / Mortgage and Guarantor (s) that the below described immovable / movable 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", "Whatever there is" and "Without recourse" basis for recovery of dues in below mentioned account/s, liability of any dues identified will be upon the purchaser but not upon the Banker.						
Sr. No.	Borrowers/ Guarantors/ Mortgagees	Description of Property	Dues in lacs + Int. & Charges (Less Recovery if any)	Res.Price EMD (In lacs)	Nature of Property	Possession Type
01.	Akshar Thread Jari Nilesbhai Dhurubhai Savaliya	Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 13, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist.Surat.Area-68.62 Sq.mts i.e. 82.06 Yards	48.67 + int. & legal Charges	4.95 0.50	Residential Row House	Physical
02.		Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 14, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist.Surat.Area-68.62 Sq.mts i.e. 82.06 Yards		5.31 0.53	Residential Row House	Physical
03.	Akshar Thread Jari Sanjaybhai Kadvabhai Panchani	Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 17, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist.Surat.Area-45.75 Sq.mts i.e. 54.71 Yards		3.96 0.40	Residential Row House	Physical
04.		Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 18, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist.Surat.Area-64.27 Sq.mts i.e. 76.86 Yards		5.04 0.50	Residential Row House	Physical
05.	M/s. Mahadev Enterprise Bharatbhai Ramjibhai Patel	Shop No. 39 to 42, Situated at 2nd Floor of High Cross, Opp. Ambli Stand, Nr. Palej Railway Station (W), Revenue Block No. 268, 269 & 270, C.S. No. 2369/B, Palej -Kamboli Road, Village - Palej, Tal & Dist. Bharuch. Area 585.77 sq. ft.	134.66 + int. & legal Charges	3.24 0.32	Shop	Physical
06.	M/S Shiv Fashion Mr. Nitinbhai Samjibhai Patel (Proprietor)	Shop No. 502, building No. "A" on the 5th Floor, "Dhwarkadish Camps" R.S. No. 172/2/B, Blok No. 208, City S. No. 2795/1, Sheet No. 52, Chaltha No. 1, Olpad, Tal. Olpad, Dist. Surat.	47.96 + int. + legal Charges	3.42 0.34	Shop	Physical
07.		Flat No. 303, building No. "B" on the 3th Floor, "Dhwarkadish Camps" R.S. No. 172/2/B, Blok No. 208, City S. No. 2795/1, Sheet No. 52, Chaltha No. 1, Olpad, Tal. Olpad, Dist. Surat.		10.98 1.10	Flat	Physical
08.	Ganeshbhai Khimjibhai Bodhara Dharmisthabhai Ganeshbhai Bodhara, Ghanshyam Naranbhai Nandvana	Plot No. 35 and 36 (C Type), admeasuring about 66.92 and 66.92 Sq. Mtrs., with proportionate undivided inchoate share of Road and COP admeasuring 41.76 and 41.76 Sq. Mtrs., Respectively of "Shree Ganesh Row House" with all appurtenances pertaining thereto, standing on land bearing Revenue Survey No. 120/3 + 4, Block No. 196/A, lying, being and situate of village : Sayan, Taluka : Olpad; District : Surat.	46.87 + int. & legal Charges	12.04 1.20	Residential Row House	Physical
09.	Bhaveskumar Zinabhai Kalsariya Pravinkumar Zinabhai Kalsariya	Plot No. 55, Type A "Shree Veer Vinayak Residency" Near Patanjali Vidhyalay, R.S. No. 116/2, Block No. 118, Khata No. 512, Moje Mankna, Sub Dist. Kamrej-394310, Dist. Surat. Area - 68.62 Sq.Mt. i.e. 82.10 Sq. Yd.	22.04 + int. & legal Charges	9.81 0.98	Residential Row House	Physical
10.	Jitram Private Limited Seema Ashish Mishra Ashish Mahanand Mishra	Flat No. 401, 4th Floor, "Sai Samarth Complex" , Near Siddhi Vinayak Temple, City Survey No. 105 to 110, Moje Vesu, Dist. Surat - 395007. Area - 97.23 Sq.Mtr i.e. 1046.65 sq.ft.(BUA). Boundaries of Properties : North : Ahura Building, South : Ratnasa Mir Building, East : Open Space, West: Building Adj. Road.	44.99 + int. & legal Charges	30.69 3.07	Residential Flat	Physical
11.	M/s Shrayona Fabrics, Hasmukhbhai Premjibhai Narola Sejaben Hansmukhbhai Narola (Mortgager)	Moje Olpad bearing R S No 173, Block No 227, City Survey No 2708/71/79, Khata No 187, Chalta No 1, Sheet No 54, "Sai Drashti Residency" , New Plot No. 80 (Old Plot No. 70), Opp. Aatha Township, Nr. Jilla Seva Sadan, Olpad Tal Olpad, Dist.Surat.Area 71.00 Sq.Yards	25.17 + int. & legal Charges	5.85 0.59	Residential Plot	Physical
12.	Jay Ambe Tex, Manishaben Jayantibhai Patel	Plot No. 33, "Nirvana" , Nr Silk Club, Nr. Siddhnath Homes, Dandi Road, Kudiya, Olpad R. S. No. 573.575 & 576/1, Block No. 617/A.C Sr. No. NA617/A/33 Moje Kundiyana Tal Olpad, Dist. Surat - 394540. Area - 1138 Sq.ft.i.e. 105.72 Sq.mt. Boundaries of Property : North : Plot No. 22, South : Society Road, East : Plot No. 34, West : Plot No. 32.	45.98 + int. & legal Charges	23.74 2.37	Residential House	Physical
13.	Chaudhari Kalpanaben Upenbhai	Plot No. 118, "Kamdhenu Bungalows" , Block No. 266, Re Survey No. 238/2, 239, 238/1 & 238, Moje. Soyani, B/s. Mahadev Mandir, Mandir Road, Soyani, Palsana, Surat-394601. Area - 123.37 sq.mtr.	57.51 + int. & legal Charges	13.90 1.39	Residential Row House	Physical
14.	Nayka Sumitaben Vimalbhai	Plot No. 119, "Kamdhenu Bungalows" , Block No. 266, Re Survey No. 238/2, 239, 238/1 & 238, Moje. Soyani, B/s. Mahadev Mandir, Mandir Road, Soyani, Palsana, Surat-394601. Area - 115.36 sq.mtr.	29.82 + int. & legal Charges	13.50 1.35	Residential Row House	Physical
15.	Chaudhari Upenbhai Babubhai	Plot No. 117, "Kamdhenu Bungalows" , Block No. 266, Re Survey No. 238/2, 239, 238/1 & 238, Moje. Soyani, B/s. Mahadev Mandir, Mandir Road, Soyani, Palsana, Surat-394601. Area - 91.06 sq.mtr.	57.51 + int. & legal Charges	11.40 1.14	Residential Row House	Physical
16.	Pansuriya Pragneshkumar Kalyanbhai, Jignaben Pragneshbhai Pansuriya	Plot No-6 & 7, "Shree Kamdhenu Bungalows" , Block No. 266, Re Survey No. 238/2, 239, 238/1 & 238, Moje. Soyani, Nr Shukan Residency, Mandir Road, Soyani, Palsana, Surat-394601. Area - 150.66 sq mtr	42.63 + int. & legal Charges	17.40 1.74	Residential Bungalow	Physical
17.	Vestor Clothing, Ravi Jhunjhunwala (Partner/Guarantor), Mamta Ravi Jhunjhunwala (Partner/Guarantor/Mortgagor)	Flat No. 914 On The 9th Floor Of The Building - d Known As, "Star Galaxy" Opp. Horizon, Nr. Shrungar Residency, Nr. Aagam Cross Road , VIP Road, Situated At Vesu Bearing Old Revenue Survey Nos: 471 & 490 Paiki, New Revision Survey Nos: 302 & 299/1, T.p. Scheme No. 6 (vesu) Original Plot Nos: 25 & 28/2, Final Plot Nos. 32 Paiki & 31 Paiki Of Village Vesu, Taluka: Majura, District: Surat Area -Built Up Area 1537.28 Square Feet i.e. 142.87 Square Meters i.e. 1537.28 Sq.ft.	184.70 + int. & legal Charges	78.30 7.83	Residential Flat	Physical
18.	M/s. Ganesh Jari, Prop - Late Dinesh Bachubhai Jesani through its Legal Heirs Viz. Vilashben Dineshbhai Jesani (Wife) Rohit Dineshbhai Jesani (Son) Karan Dineshbhai Jesani (Son)	Plot No. 61 , Lotus Pond Society, Block No. 640, moje Village : Ashtagam, Ta. Navsari, Dist. Navsari, admeasuring area 428.00 sq.yards, i.e. 357.80 sq.mtrs., along with Construction admeasuring 1150 sq.ft.s i.e. 106.87 sq. mtrs.	24.97 + int. + legal and other Charges	31.44 3.14	Residential Bungalow	Physical
19.	M/s. Divine Communication, Heli Jigneshbhai Patel (Proprietor/Mortgagor), Narshibhai Hansrajibhai Patel	Shop No.HG/05 , Higher Ground Floor, "Megh Ratna Complex" Constructed on Land Bearing Nondh No.842/B, 843/B & 844/B of Ward No.1 Situated in Nanpura Area Tal.Surat City, Dist.Surat. As per Sale Deed Carpet Area 248 Sq. Ft. i.e. 23.04 Sq.Mt. & As per Site 156.00 Sq. Ft.	26.49 + int. & legal Charges	9.72 0.97	Shop	Physical
20.	M/s Maruti Enterprise Sanjaybhai Jasukhbhai Patel	Shop No.G-07, "Raj Imperia" Revenue Survey No. 12/2/A, Block No. 32, T.P. Scheme No. 21 (Sarhana-Simada), Village Simada, Ta. Puna (Surat City), Dist. Surat. Area - 16.12 sq.mtr.	97.74 + int. & legal Charges	18.63 1.86	Shop	Physical
21.	Rishi Enterprise Rekhaben Chandrsinh Dodiya	Residential Row House bearing Plot No. 17 Paiki east Side Portion, Rajput Faliya, Chalta No. 07 & 08, Tika No.02, Near AasPassdada Temple, Moje: Gadodadara , Village: Gadodara, Tal; Surat City; Dist: Surat stands in the name of Mrs. Rekhaben Chandrasinh Dodiya.	105.51 + int. & legal Charges	76.77 7.68	Residential House	Physical

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO BORROWER / GUARANTOR / MORTGAGOR
Minimum Bid Incremental Amount Rs. 10,000/- (Rs. Ten Thousands Only) | Inspection Start Date : 12/10/2026
For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.bank.in/e-auction.htm and online auction portal https://baanknet.com
Also, prospective bidders may contact the Authorised officer on Mo. No. 9499555022
(In the event of any discrepancy between the English version and any other language version of this auction notice, the English version shall prevail)
Date : 10/10/2026 | Place : Surat | For property visit contact : Mr. Pramod Kumar : 9499555022 Authorised Officer, BANK OF BARODA



BANK OF BARODA, ROSAR BRANCH
4th Floor, Suraj Plaza Building - III, Sayajigunj, Baroda - 390005
Ph.: 0265-2225229, 2363351 Email : sarbar@bankofbaroda.com

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), Mortgage (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/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of e-Auction : 28.10.2026, Time : 02:00 PM to 06:00 PM • Status of Possession : All Properties are in Physical Possession						
Sr./ Lot No.	Name & address of Borrowers / Guarantors / Mortgage	Detailed of the Movable/Immovable property with known encumbrance if any (Owner / Mortgage Name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Property Inspection Date & time	
1	Smt.Mukti Paresh Thakkar & Shri. Sarthak paresh Thakkar Flat No. S-202 Almiya Signature, Kabir Road Bhagvli Vadodara.	4 BHK Flat, all that piece and parcel of immovable Residential property being Projected/Scheme known as "FLORENCIA" being constructed on land bearing Non-Agricultural Plot of land in Mouje Tandajla Vadodara land bearing Revenue Survey No 391 Chalta no 3 & Sheet No 13 City Survey No 573 T.P Scheme No 22 F.P No 34 admeasuring 150.13 Sq.Mtrs at Registration Sub-District Vadodara 9,Vibhag 3 Akota) and said property bounded as under: East: By Flat NO 302, West: By after Ramnari Arise Pledge, North: By after & Keshavbag Society, South: By 9 Mtrs Road PROPERTY ID : BARB599620240302	Rs. 1,10,09,402.21/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 60,02,100/- 2. Rs. 6,00,210/- 3. Rs. 10,000/-	19.10.2026 03:00 PM To 05:00 PM	
2	Mrs Jagrutiben Rajnikant Tapodhan Flat No A-302 Radhey Residency Gotri Vadodara	1 BHK Flat All the part and parcel of residential property being Flat No A/302 3rd floor wing -A Radhey Residency Rajlaxmi Tenament Society Samta adn 750.00 Sqr.Ft Super Built Up area situated on Plot No 22,23,24,27,28,29 of Rajlaxmi Tenaments being organised and constructed on the land bearing R.S No 487 C.S No 322 of Mouje Village Gotri in the registration District and Sub District Vadodara in the name of Mrs Jagrutiben Rajnikant Tapodhan which is bounded as under : East – Flat No A/301, West- Flat No B/302, North- 7.5 Mtr Road, South- Flat No A/303. PROPERTY ID: BARB599620250253	Rs. 16,87,155.50 Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 15,17,850/- 2. Rs. 1,51,785/- 3. Rs. 10,000/-	19.10.2026 01:00 PM To 03:00 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 : By Passage, South: By Basement Office No. B-44 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.	1. Rs. 37,62,000/- 2. Rs. 3,76,200/- 3. Rs. 10,000/-	19.10.2026 11:00 AM To 01:00 PM	
4	Mr. Sandip Maruti Mhase & Mrs. Jyoti Pralahd Dhokane G/503 Kanha Heights-2 Opposite M M Vohra Showroom, Dabhoi Road, Vadodara	3 BHK Pent House all part and parcel of an immovable residential property being Flat No G-503 5th floor Tower-G having adm 2000.00 Sqr.Fts Super built up area adm 1600 Sqr Ft built up area and undivided attached land as per approved layout plan situated in a scheme titled as "KANHA HEIGHTS-2" being constructed on non-agricultural land being Block No 2612/R.S. no 408 Paiki 4112/411/3 and 412 area 2.57.00 Sqr.Mtr land Paikidam 4516.65 Sqr.Mtr net land and undivided attached common land adm 185.35 SqrMtr aggregating 4702 Sqr.Mtr laying Plot No A-75 A-76 A-77 A-78 of Mouje Village Kapural Taluka and District Vadodara in the name of Mr Sandeep Maruti Mhase and Mrs Jyoti Pralahd Dhokane and bounded as under: East- Tower H Pent House No H-504, West- pent House No G-504, North- Pent House No G-502, South- Internal Road, Landmark: Opp M M Vohra Showroom , Property ID: BARB599620240191	Rs. 71,08,948.87/- Plus interest & applicable charge as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 34,15,000/- 2. Rs. 3,41,500/- 3. Rs. 10,000/-	21.10.2026 11:00 AM To 01:00 PM	
5	Mis Teethi Transport Mrs. Sweta Darshan kumar Panchal (Proprietor & Mortgagor) Mrs. Heenaaben Prafulbhai Panchal (Guarantor & Mortgagor) Mr. Darshan Kumar Prafulbhai Panchal (Guarantor & Mortgagor) A-17 Nirant Bungalow Nr. Nilamber Villa Dabhoi Road, Vadodara. A-15 Platineum 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. Meditation Temple Nadiad Admeasuring built up area 57.62 Sq. Mtr. In Block No 6267/A Khata No. 1256 in Mouje Manjipura in Registration District and District Kheda in the name of Mrs. Swelaben Darshan Kumar Panchal Bounded: East: Common Stair, West: Margin Land, North: Margin Land, South: Flat No. 605 & Common Wall. Land Mark : Manjipura Road, Nadiad. Property ID : BARB599620240245	Rs. 62,45,419/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 8,12,250/- 2. Rs. 81,225/- 3. Rs. 5,000/-	21-10-2026 01:00 PM To 03:00 PM	
6	M/S Shradhdha Industries Mr Uday Anil Sangole Mr Om Manoj Dubey Mr Anil Raghunath Sangole Mrs Meghna Anil Sangole B-38 Phonix Complex, Near Suraj Plaza, Sayajigani, 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/- 1. Rs. 13,23,000/- 2. Rs. 1,32,300/- 3. Rs. 10,000/-	22.10.2026 11:00 AM To 1.00 PM 22.10.2026 11:00 AM 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 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 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	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/-	22.10.2026 3.00 PM To 5.00 PM	
8	M/S Om Shiv Corporation, Mr Bharat Modi (Proprietor) and Mrs Minaxiben Modi, Mr Nisarg Bharat Modi 202 Shreeji Shradhdha Apartment Karelilbag, Harni Road Vadodara	All that pieces and parcel of the property being project/scheme known as "SIDHDARTH BUNGALOWS" being constructed/under construction on land non-agricultural plot of land in Mouje Harni Vadodara are lying being land bearing R.S No 1317/1, 1317.2 & 1322 city survey no 426,427 respectively admeasuring 5160 Square Meter,5116 square meter 13456 Square Meter respectively total admeasuring 24232 Sq.Meter paiki Sub-Plot No A-4/124 situated in "SIDHDARTH BUNGALOWS" land admeasuring 117.06 Sq.Meter at registration district and Sub District Vadodara District Vadodara owned by Mr Bharat Natwarlal Modi S/O Natwarlal Bholabhai Modi and Mrs. Minaxiben Bharat Kumar Modi W/O Bharat Natwarlal Modi . The said property bounded as under: East: Plot No A-4/127, West: 7.5 Meter Road, North: Plot No A-4/123, South: Plot No A-4/125. Property ID: BARB599620240325	Rs. 1,68,29,827.74/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 1,13,78,000/- 2. Rs. 11,37,800/- 3. Rs. 10,000/-	23.10.2026 11:00 AM To 01:00 PM	
9	Mr Dhanraj Kumar Jaydeep Sinh Parmar 501-Amrut Tower, Ratnakunj Heights, Wagdhari Road, Behind Reliance Fresh,Vadodara-390019	The Property being project known as "RATNA KUNJ HEIGHTS" being constructed on land bearing Revenue Survey Number 4/1/1 admeasuring 2226 Square Meters Paiki after deducting 9 Meters road remaining 1770 Square Meters (19052 Square Feet) in said Scheme "AMRUT" tower Fifth Floor Flat No 501 Construction admeasuring 52,055 Square Meters Common Passage staircase parking, lift, cabin admeasuring 41,775 Square Meters Total admeasuring 93.83 Square Meters open terrace admeasuring 69.67 Square Meters undivided land measuring 23 Square Meters of Mouje SAPOD at registration District and Sub District Vadodara and bounded by: East: Flat No 502, West :Amrut Tower Margin, North: Amrut Tower Margin, South: 16 Meter Road, Property ID: BARBDOKD20315	Rs. 26,65,844/- plus interest & applicable charge as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 25,40,700/- 2. Rs. 2,54,070/- 3. Rs. 10,000/-	23.10.2026 3.00 PM To 5.00 PM	
10	Madan Singh Bhavar Singh Rathod Flat No A/1/402 Kuber Expression Opposite Kuber City Dabhoi Kapural Main Road Vadodara	An Immovable property situated at the property being project/scheme known as "KUBER EXPRESSION" being constructed on land bearing Mouje Ratnapur Vadodara lying being constructed on land bearing Block No 163 (Old Survey No 146) admeasuring 5564 square meters known as "KUBER EXPRESSION" Tower A-1 Fourth Floor Flat No A/1/402 super built up admeasuring 92.93 square meters undivided share of road and common plot admeasuring 31.18 square meters at registration district and sub district Vadodara and boundaries are: East : By Internal Road, West: By Pent House No A/403, North: By Flat No A/1/401, South: By Flat No A/1/401	Rs. 26,65,844/- plus interest & applicable charge as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 15,84,000/- 2. Rs. 1,58,400/- 3. Rs. 10,000/-	26-10-2026 03:00 PM To 05:00 PM	
11	Shri Paresh J Patel Pipla Vali Sheri Husepur Padra Vadodara Patel Alka P (Co-Borrower) Pipla Sheri Husepur Padra Vadodara	Residential 5 BHK Triplex House Plot No 3 & 4 RS No 984 Shree Nidhi Society Nava Bazar Anastu Road Near Bhagat Society as per approved plan including impact GF 118.80 Sq.Meter FF 111.29 Sq.Meter SF 96.36 SQ.Meter TF-67.87 Sq.Meter Total 394.32 Sq.Meter (4244.46 Sq.Feet) Karjan-391240 Dist Vadodara In the name of Patel Pareshbhai Jayantibhai & Patel Alkaben Pareshbhai and boundaries are East: property of Block No 14, West: Karjan Anastu Road, North: Society Road, South: Block No 2	Rs. 1,15,75,026/- plus interest & applicable charge as mentioned in Demand Notice Minus recovery received after date of demand notice.	1. Rs. 1,17,00,000/- 2. Rs. 11,70,000/- 3. Rs. 10,000/-	26-10-2026 01:00 PM To 03:00 PM	

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 88129 / Auction Center Vaoddara Mr. Vipin Jain Mobile 63570 14005.

Date : 10-10-2026 | Place : Vadodara **Sd/- Authorised Officer, ROSAR, Vadodara**



BHESAN BRANCH: At and Post, Bhesan, Via Rander, Dist : Surat, Gujarat-395005. **Contact No:** -8990026719
E-MAIL: bhesur@bankofbaroda.com

Possession Notice(for Immovable property)
[Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the authorized officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 10/07/2026 calling upon the borrower/mortgagor **MR. KAJAVADARA PRAVINBHAI DAYABHAI (BORROWER) & MRS. KAJAVADARA HANSABEN PRAVINBHAI (CO-BORROWER)** to repay the amount mentioned in the notice being **Rs.37,22,715.85 (Rupees Thirty Seven Lakhs Twenty Two Thousand Seven Hundred Fifteen And Paise Eighty Five Only) plus interest and Other Charges** thereon within 60 days from the date of receipt of the said notice.

The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the day of **08th day of October of the year 2026**.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda**, for an amount of **Rs.37,22,715.85** plus Interest and Other Charges thereon.

— DESCRIPTION OF THE IMMOVABLE PROPERTY —

All immovable property bearing Flat No. 1102 on 11th Floor admeasuring around 63.74 sq. mtrs of built up area of C type Building of **"VRUNDAVAN HEIGHTS"** along with undivided share in underneath land organized on the non agriculture land for residential & commercial purpose bearing R.S.No.677, Block No. 664 admeasuring about 9611.00 sq. meters, T.P. Scheme No.25, (Mota Varachha), F.P.No.94, admeasuring about 6246.00 sq. mtrs, meters of village Mota Varachha, Taluka Adajan, Dist