

Branch – link road Branch, Bharuch, Mob-9099145967 E-Mail-linbha@bankofbaroda.co.in

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

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Short description of the immovable property with known encumbrances, if any	Total Dues, (As per SARFAESI 13-2)	Date and Time of e-auction.	1. Reserve Price (EMD) 2. Earnest Money Deposit 3. Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mrs. SAHISTABANU ZAKIR PATEL & MR. Mohd Zakir Patel (Mortgagor)	All that part and parcel of a constructed residential house on total land measuring area of 153.90 Sq. mt. belonging to R.S. NO. 61/1+61/2+61/3+61/1/P+62/1/P Paiki, Plot no.27 (As per Plan Type-A2), “ Arzoo Park Society”, Behind Kaveri Apartment, Dahel Bypass Road, Durgri, Ta & Dist - Bharuch Bounded & butted as per sale deed: East : Road West : Plot No. 38 North : Plot No.28. South : Land of R.s. No. 61/1/P	Rs.63,83,079.80+ Legal Charges + Other Charges	16.11.2026 14:00 to 18:00	1. Reserve Price- Rs. 54.45 lac/- 2. Earnest Money Deposit (EMD)– Rs. 5.44 lac 3. Bid Increase Amount Rs. 0.20 lac	Physical	30.10.2026 -08-11.2026 10:00Am- 04:00Pm

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://bbaanet.com> Also, prospective bidders may contact the Authorised officer on Mobile- 9099145967

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrower/ guarantor/mortgagors are hereby notified to pay the sum as mentioned above along with up- to-date interest and ancillary expenses before date of auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 28-10-2026

Place: Link road

Bank of Baroda, Link road Branch Bharuch, वेब/ Web www.bankofbaroda.in



Authorised Officer, Bank of Baroda.