



વેપારી બેંક

Bank of Baroda



Sale Notice for Sale of Immovable/Movable Property

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable/Movable 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", "Whatever there is" and "Without Recourse" 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 -

Name and address of borrower/s and Guarantor/s	Total dues	Give short description of the movable/immovable properties with known encumbrances, if any	POSSESSION: SYMBOLIC	Date & Time of E-Auction	Reserve price EMD Bid Increase Amount	Property inspection date and time																																			
Mamtalaxmi Sareess Pvt Ltd Shop No. 1-1489& 1490, ground floor, Millenium Textile Market, Ringroad, Umarwada, Surat Director & Guarantor: Mr. Ravi Agarwal Mrs. Mamta Agarwal	Rs. 15,44,31,525.51/- (Rupees Fifteen Crores Forty-Four Lacs Thirty-One Thousand Twenty-Five and Fifty-One Paisa) along with further interest and other charges thereon as mentioned in demand notice dt. 07-03-2025	Shop: All that right title & interest in the property bearing shop no. 8115 to 8128 (Total 14 shops) on 8 th floor of building knows as "Millenium Textile Market-4" together with the undivided proportionate land towards the common road and cop etc. of said market situated at land bearing Revenue survey no 68+295 paiki 1 of village Udhna Taluka Udhna District Surat. Together with all common rights and amenities attached to the said shop. Mortgaged in Mamta Laxmi Sareess Pvt Ltd		04-12-2026 02:00 PM To 06:00 PM	Rs. 5,82,00,000/- Rs. 58,20,000/- Rs. 1,00,000/-	25-11-2026 12:00 PM To 02:00 PM																																			
<table><tr><th colspan="4">Mortgaged in Mamta Laxmi Sareess Pvt Ltd</th><th rowspan="2">Owner</th></tr><tr><th>Shop No.</th><th>Area (in sq. fts.)</th><th>Built up Area (in sq. fts.)</th><th>Undivided Share (in sq. fts.)</th></tr><tr><td>8115</td><td>638.198</td><td>619.35</td><td>200.197</td><td rowspan="5">MAMTA RAVI AGARWAL</td></tr><tr><td>8116</td><td>645.409</td><td>620.448</td><td>202.459</td></tr><tr><td>8117</td><td>645.409</td><td>620.448</td><td>202.459</td></tr><tr><td>8118</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8119</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8120</td><td>645.409</td><td>620.448</td><td>202.459</td><td></td></tr></table>							Mortgaged in Mamta Laxmi Sareess Pvt Ltd				Owner	Shop No.	Area (in sq. fts.)	Built up Area (in sq. fts.)	Undivided Share (in sq. fts.)	8115	638.198	619.35	200.197	MAMTA RAVI AGARWAL	8116	645.409	620.448	202.459	8117	645.409	620.448	202.459	8118	638.198	619.35	200.197	8119	638.198	619.35	200.197	8120	645.409	620.448	202.459	
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Zonal Stress Asset Recovery Branch, Fourth Floor, Suraj Plaza III, Sayajiganj, Baroda ફોન/Phone- +91 0265-2360022

, ईमेल - armsgz@bankofbaroda.bank.in, Web: <https://bankofbaroda.bank.in/>



बैंक ऑफ बड़ोदा

Bank of Baroda



M/s Nilansh Creation 8 th floor, Shop No. 8125 to 8127, Milenium Textile Market – 4, Ring Road, Bhathena, Surat - 395002	Rs. 4,56,74,314.23/- (Rupees Four Crore Fifty-Six Lacs Seventy-Four Thousand Four Hundred and Twenty-Three Paise only) with further interest thereon and other charges as mentioned in the Demand notice Dt. 12-03-2025	<table><tr><td>8121</td><td>645.409</td><td>620.448</td><td>202.459</td><td rowspan="4">RAVI AGARWAL</td></tr><tr><td>8122</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8123</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8124</td><td>645.409</td><td>620.448</td><td>202.459</td></tr><tr><td colspan="5">Mortgaged in Neelansh Creation</td></tr><tr><td>8125</td><td>645.409</td><td>620.448</td><td>202.459</td><td rowspan="4">RAVI AGARWAL</td></tr><tr><td>8126</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8127</td><td>638.198</td><td>619.35</td><td>200.197</td></tr><tr><td>8128</td><td>645.409</td><td>620.448</td><td>202.459</td></tr></table>	8121	645.409	620.448	202.459	RAVI AGARWAL	8122	638.198	619.35	200.197	8123	638.198	619.35	200.197	8124	645.409	620.448	202.459	Mortgaged in Neelansh Creation					8125	645.409	620.448	202.459	RAVI AGARWAL	8126	638.198	619.35	200.197	8127	638.198	619.35	200.197	8128	645.409	620.448	202.459		
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The said whole building is bounded as follows: North: Adj. Canal, South: Adj. Limit of Railway, East: Adj. Canal, West: Adj RS. No. 67 Property id: BARB58150119																																											
Mamtalaxmi Saress Pvt Ltd Shop No. I-14898, 1490, ground floor, Milenium Textile Market, Ringroad, Umarwada, Surat	Rs. 15,44,31,525.51/- (Rupees Fifteen Crores Forty-Four Lacs Thirty-One Thousand Five Hundred Twenty-Five and Fifty-One Paise) along with further interest and other charges as mentioned in demand notice dt. 07-03-2025	Fiat: All that right title and interest in the property bearing Flat no 308 admeasuring about 3800.00 sq fts i.e. 353.05 sq. mts. Super built-up on 3rd floor of building No. "E" of "Ashirwad Palace" together with undivided proportionate land admeasuring about 107.92 sq mts. Below the super structure of said Ashirwad Estate situated on the land bearing Revenue Survey no. 58/1 paiki and 57 & 56+83 of village Bhatar Taluka Majura District Surat and Final Plot No. 119*120 paiki of T.P. Scheme No. 27 (Bhatar-Majura). Together with all common rights and amenities attached with the said property. The said property is bounded as follows: North: Staircase & open Margin space South: Lift & Open Margin Space East: Open Margin Space West: Passage then Flat No. 309 Property id: BARB58150120	04-12-2026 02:00 PM To 06:00 PM	Rs. 2,35,00,000/- Rs. 23,50,000/- Rs. 50,000/-	25-11-2026 12:00 PM To 02:00 PM																																						
Director & Guarantor: Mr. Ravi Agarwal Mrs. Mamta Agarwal																																											

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 Mobile no. 8303977423.

करी बैंक ऑफ बड़ोदा / For Bank of Baroda

(Signature)

प्राधिकृत अधिकारी / Authorised Officer
आ.द.आ.ब. शाखा, बड़ोदा / ZOSARB, Baroda
(Prabhat Kumar Shukla)

Date: 29-10-2026
Place: Vadodara

Zonal Stress Asset Recovery Branch, Fourth Floor, Suraj Plaza III, Sayajiganj, Baroda फ़ोन/Phone- +91 0265-2360022

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