बैंक ऑफ़ बड़ौदा
Bank of Baroda

Stressed Assets Management Branch,
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX - IV-A [see proviso to rule 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 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to **Bank of Baroda,** the Secured Creditor, the **Constructive Possession (Symbolic Possession)** of which have 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"** on **03rd December, 2026** for recovery of the dues as detailed below due to the Secured Creditor. The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are provided hereunder –

Sr No	Name & address of Borrower/s /Guarantor/s	Total Dues.	Description of Properties & Lot No.	Reserve Price, EMD and Bid Increase Amt
1	**M/s Ruby Cables Ltd. (Borrower)** its registered office at: 15, GIDC, Manjusar, Tal: Savli, Dist: Vadodara **Directors/Guarantors:** **1. Chirag Nemchand Gada,** & **2. Rinku Chirag Gada,** both residing at Nem Kunj, 7, Shankar Park Society, Near Mehsana Nagar Society, Nizampura, Vadodara – 390002, Gujarat, **3. Amit S Bhatnagar, & 4. Sumit S Bhatnagar,** both residing at 6, Green Park Society, Nizampura, Vadodara - 390002	**Rs. 60,33,03,042.40 (Rupees Sixty Crore Thirty Three Lakh Three Thousand Forty Two and Forty Paisa Only) as on 04.08.2026 plus uncharged interest, cost and expenses from 05.08.2026 (Less Recovery, if any) (With reference to Demand Notice under section 13(2) Dated: 05.08.2026) (Pending Litigation: NIL)**	**Lot No. 1:** All that part and parcel of the property consisting of Equitable Mortgage of Residential Flat No. A/202 admeasuring 1850 sq. ft., situated on the 2nd Floor at **"Tower Mayfair Meridian",** Opp. Vedanta, Bhayli, Baroda, belonging to **Mr. Chirag Nemchand Gada.** Common Boundaries: **North:** C Tower, **South:** T.P. 15 Meter Road, **East:** B Tower, **West:** Compound Wall, **Encumbrance known to the Bank: NIL (Symbolic Possession)**	**Reserve Price: Rs. 56,50,000/- E M D: Rs. 5,65,000/- Bid Inc.: Rs. 1,00,000/-**
			Lot No. 2: All that part and parcel of the property consisting of Equitable Mortgage of Residential Flat No. A/302 admeasuring 1850 sq. ft., situated on the 3rd Floor at **"Tower Mayfair Meridian",** Opp. Vedanta, Bhayli, Baroda, belonging to **Mr. Chirag Nemchand Gada.** Common Boundaries: **North:** C Tower, **South:** T.P. 15 Meter Road, **East:** B Tower, **West:** Compound Wall, **Encumbrance known to the Bank: NIL (Symbolic Possession)**	**Reserve Price: Rs. 56,50,000/- E M D: Rs. 5,65,000/- Bid Inc.: Rs. 1,00,000/-**

E-Auction Date : 03.12.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)
*** Inspection Date : 20.11.2026 and Inspection Time: 11:00 AM to 02:00 PM**

Note: Two Properties having Lot No. 1 & 2 mentioned above are in Constructive (symbolic) possession and prospective bidders are advised to refer additional terms & conditions of property under Symbolic Possession.

Additional Terms & Conditions for Properties under Symbolic Possession:

a) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
b) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
c) Bank will not be responsible, or duty bound for handing over of physical possession.
d) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
e) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
f) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited. (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).

For detailed terms and conditions of the sale, please refer/visit to the link provided in **https://www.bankofbaroda.bank.in/e-auction.htm** and online auction portal **baanknet.com.** Also, prospective bidders may contact the authorized officer **Mr. Rakesh Mehta, Chief Manager, SAM Branch, Ahmedabad, Mob. No. 9099383643** (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)

Date: 26.10.2026, Place: Ahmedabad

Sd/ - Authorised Officer, Bank of Baroda

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