बैंक ऑफ़ बड़ौदा Bank of Baroda

119 FOUNDATION YEAR LEADING WITH TRUST

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

Sr /Lot No.	Branch Name Contact 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)
1	Silvassa 7020036217	ANAND CHANDRASHEKHAR NIMBARGI FLAT NO 104 IST FLOOR INDRANIL APPT DHAPSA FALIYA NAROLI SILVASSA 396230	All that tight, title and interest in residential property in the form of Flat No 104 adm. 303 Sq. Ft. (Built up area), 435 sq. ft. (Super Built up area) and Flat No 105 adm. 263 sq. ft. (Built up area) and 375 sq. ft. (Super built up area) total adm. 810 sq. ft. (Super Built up area) situated on the 1st floor of residential building named and known as "INDRANIL apartment" constructed on N. A. land bearing survey No 623/1 adm. 0 Hectare 42 Are (4600 Sq. ft.) of village Naroli of the Union Territory of Dadra and Nagar Haveli along with proportionate share in said land for residential purpose of thereabouts, the flat standing in the name of Mr. Anand Chandrashekhar Nimbargi and bounded as follows: East: Flat No 102 + 103 passage, West: Internal Road, North: Internal Road, South: Flat No 106	Rs.7,21,738.58/- as on 20.09.2026	26/11/2026 02:00 PM to 06:00 PM	1.Rs.13,12,200/- 2.Rs. 1,31,220/- 3. Rs. 10000/-	Symbolic
2	Silvassa 7020036217	ATHARAV INDUSTRIES PRIVATE LIMITED PLOT NO 83/84 GOVT INDL.AREA KHAVEL RAOD KHADOLI SILVASSA DADRA AND NAGAR HAVELI 396230 Mrs. Nirmala Kailash Modani	All the right, title and interest in Flat No. 701 with carpet area admeasuring 1700 sq. ft. (including the area of balconies) on the 7th floor (6th floor indicated in approved plan) of Building A1 known as "JUNIPER WING A", Park City, near Yogi Hospital, Kilvani naka Road, situated on land bearing Survey No. 882/1/2/2 of village Amli, Silvassa, of the Union Territory of Dadra & Nagar Haveli and standing in the name of Mrs. Nirmala Kailash Modani and bounded as follows: East: OTS; West: Flat No. 702; North: Flat No. 74 & Passage; South: OTS;	Rs.2,44,08,330.61as on 31.10.2026	26/11/2026 02:00 PM to 06:00 PM	1.Rs.52,06,500/- 2.Rs. 5,20,650/- 3. Rs. 10000/-	Symbolic

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3		(Director-Guarantor) Mr. Akhil Kailash Modani (Director-Guarantor) Flat No. 701, 7th floor (6th floor indicated in approved plan), Building A1 known as "JUNIPER WING A", Park City, near Yogi Hospital, Kilvani naka Road, village Amli, Silvassa, Union Territory of Dadra & Nagar Haveli -396230.	Lease hold rights on all that piece and parcel of Plot No. 83 admeasuring 1500 sq. mtrs. of Survey No. 126/P situated at Government Industrial Estate, Khadoli of Union Territory of Dadra & Nagar Haveli and ownership rights of factory building on Ground & First Floor admeasuring 1123.36 sq. mtrs. constructed thereon standing in the name of M/s Atharav Industries Pvt. Ltd. and bounded as follows: East: Plot No. 82; West: Plot No. 84; North: Main Road; South: Plot No. 79;		26/11/2026 02:00 PM to 06:00 PM	1.Rs.1,76,33,900/- 2.Rs. 17,63,390/- 3. Rs. 50000/-	Symbolic
4			Lease hold rights on all that piece and parcel of Plot No. 84 admeasuring 1400 sq. mtrs. of Survey No. 126/P situated at Government Industrial Estate, Khadoli of Union Territory of Dadra & Nagar Haveli and ownership rights of factory building on Ground & First Floor admeasuring 1123.36 sq. mtrs. constructed thereon and standing in the name of M/s Atharav Industries Pvt. Ltd. and bounded as follows: East: Plot No. 83; West: Plot No. 85; North: Main Road; South: Plot No. 78;		26/11/2026 02:00 PM to 06:00 PM	1.Rs.2,09,13,300/- 2.Rs. 20,91,330/- 3. Rs. 50000/-	Symbolic

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 baanknet.com

कृते बैंक ऑफ बड़ौदा / FOR BANK OF BARODA

प्राधिकृत अधिकारी/ AUTHORISED OFFICER
सिलवासा (यु.टी) शाखा / SILVASSA (U.T.) BRANCH

Date: - 05.11.2026
Place: - Valsad

Authorised Officer
Bank of Baroda.

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