बैंक ऑफ़ बड़ौदा **Bank of Baroda**

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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, 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 (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Date of eAuction: 23.11.2026 **Time: 02:00 PM to 06:00 PM**

Status of Possession: All properties are in Physical Possession.

Sr/ LOT No.	Name & address of Borrower/s Guarantor/s Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (Owner/Mortgagor name)	Total Dues.	Date of E-Auction Time of E-auction Start Time to End Time	1. Reserve Price 2.Earnest Money Deposit (EMD) Amount 3.Bid Increase Amount	Property Inspection date & Time
1	M/S Shayona Agritech Mr Alpesh Jambukiya (Proprietor) and Mr.Bhavesh Govindbhai Jambukiya H/68 Apeksha Park-2 Behind Lifeline Hospital Near Vasna D Mart Vasna Vadodara	**All that part and parcel of equitable mortgage of residential property being project/scheme known as "APEKSHA PARK-2" being constructed/under construction on land bearing non agriculture plot of land in mouje Saiyad Vasana Vadodara lying being land bearing revenue survey number 222/4 and 225/1 T.P No 15 F.P No 187 & 204 C.S No 1102 known as Apeksha park-2 paiki block no H/68 Plot measuring 126.06 Sq.Meters construction admeasuring 66.92 Sq.Meters common Plot and road admeasuring 59.84 Sq.Meters of Sub District Vadodara at District Vadodara in the name of Alpesh Govindbhai Jambukiya.** **The boundaries of the property are as under:** **East- by block No 67** **West- By Block No 69** **North- by Society Road**	Rs31,31,69,190/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	**23.11.2026 2.00 PM To 6.00 PM**	**Rs 72,39,000/- Rs. 7,23,900/- Rs. 10,000 (First Charge Of Bank of Baroda and Second Charge of other Financial Institution)**	**16.11.2026 3.00PM To 5.00 PM**

Regional Stressed Asset Recovery Branch, Baroda City Region, 4th Floor, Suraj Plaza-III, Sayajiganj, Baroda-390020
क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बडौदा शहर क्षेत्र , चौथी मंजिल, सूरज प्लाज़ा-III, सयाजीगंज, बड़ौदा -390020
फोन Phone: 91-265- (D) 2225229 (GEN) 2363351 E-Mail: SARBAR@BANKOFBARODA.COM

बैंक ऑफ़ बड़ौदा BANK OF BARODA R.O.S.A.R.B., Baroda क्षे. व. आ. व. शाखा, बड़ौदा

		South- By Shanti park Society **Property ID:** **BARB599620240327**				
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 adm 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	**23.11.2026 02:00 PM to 06:00 PM**	**Rs13,66,065/-** **Rs.1,36,606/-** **Rs.10,000/-**	**16. 11.2026** 01:00PM 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 : 6.00 Meter Road** **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	**23.11.2026 02:00 PM to 06:00 PM**	**Rs37,62,000/-** **Rs.3,76,200/-** **Rs.10,000/-**	**16.11.2026** 11:00AM To 01:00 PM

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4	Pala Mihir Sureshbhai(Borrower) and Mrs Pala Urmilaben Sureshbhai (Co-Applicant & Mortgagor) B-3 Bela Appartment O.P.Road Vadodara	**Immovable property being Flat No B-3 on First Floor Tower-B in the scheme known as "BELA APPARTMENT" Constructed on land bearing Revenue Survey No 150 Paiki Plot No 5 T.P.Scheme No 22 adm 730 Sq.Meters City Survey No 1935 of Mouje Akota in registration district and Sub District Vadodara having built up area adm 70.00 Sq.Mts in the name of Mrs Urmilaben Sureshbhai Pala. Bounded By East- By Bela Appartment A Type West- By Flat No B/4 North- By road for going and coming South- By Tube Company Godown** **Property ID: BARB019820250008**	Rs.26,55,898.64/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	**23.11.2026 2.00 PM To 6.00 PM**	**Rs 16,08,000/- Rs. 1,60,800/- Rs. 10,000**	**17.11.2026 11.00AM To 01.00 PM**
5	Mrs Sujata Ajay Shukla, Mr Ajay Ganeshbhai Shukla,Mr Vinod Ganeshbhai Shukla Flat No B-1 Ground Floor Nilesh Apartment Opposite Sainath plaza Rajesh Tower Road Gotri Vadodara	**All that part and parcel of the mortgaged of immovable property being Flat No B-1 ground floor admeasuring 760 Square Feet Super Built Up thereon in the scheme known as Nilesh Apartment Situated and construction on the land bearing R.S No 630 Paiki City Survey No 926/A/2 having total admeasuring 1359 Square Meters of Mouje Village Gotri in the registration and sub district and district Vadodara. The boundaries of the property are as under: East; By Common Passage West: By passage and Flat North: By Open Space** **South: By Flat No B-2**	Rs29,25,623.16/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	**23.11 .2026 02.00 PM to 6.00 PM**	**Rs.24,75,000/- Rs.2,47,500/- Rs10,000/-**	**17-11-2026 01.00 PM To 03.00 PM**
6	M/S Shraddha Industries Mr Uday Anil Sangole Mr Om Manoj Dubey Mr Anil Raghunath Sangole	1) All that Piece and Parcel of Non-agricultural plot of land in Mauje 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	Rs95,55,158.11/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after	**23.11.2026 2.00 PM To 6.00 PM**	**Rs 13,23,000/- Rs. 1,32,300/- Rs. 10,000/**	**18.11.2026 11.00AM To 1.00 PM**

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	Mrs Meghna Anil Sangole B-38 Phonix Complex Near Suraj Plaza Sayajiganj Vadodara	No. 461/1/1, admeasuring 2934 Sq. Mtrs.. Known as "PHONIX 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.	date of demand notice.			
7	Mr Manoj Ganpatlal 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**	Rs 1,26,37,323.76/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	**23.11.2026 2.00 PM To 6.00 PM**	**Rs 1,21,00,000/- Rs. 12,10,000/- Rs. 10,000/-**	**18.11.2026 3.00PM To 5.00 PM**

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		West: By Plot no G-15 North: By Plot No G-17 South: By Plot No G-13				
8	M/S Hari Oil & Agriculture Industries & its partners and Guarantors Mr.Jigneshbhai Kannubhai Patel,Mr Jaykumar J Patel, Mr Arvindbhai R Patel and Mr Kannubhai V Patel House No 03 Vandha patel Faliya Chalamali Bodeli Dist Chhota Udepur	Factory Industrial Prooperty No 461 Block No 138 at Dabhoi-Kosindra-Chikhodra Sub Dist Bodeli District Chhota Udepur NA land adm 3850 Sq.Mtrs paiki 880 Sq.Mtrs Oil Mill (Hall,Godown,Office) construction there on bounded by East: Block No 195 agriculture Land West: Block No 317 Agri Land North: 12 Mtr wide Road South: Block No 316 Agri Land Landmark Dabhoi-kosindra-Chikhodra State Highway Mouje Chikhodra Property ID : BARB599620200101	Rs. 16,68,989/- Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	23.11.2026 02:00 PM to 06:00 PM	Rs.66,92,220/- Rs.6,69,222/- Rs.10,000/-	18.11.2026 11:00 AM to 01:00 PM
9	M/S Vishesh Engineering & Consultancy Mr Satyawan Shrikishanlal Chaudhary B-56 Nilamber Vila Behind Narayan Vidyalal Near Kubereswar Temple Ring Road Vadodara	Plot all that part and parcel of the immovable property being N.A Plot No 15&16 Nana Kothar B/H Hume Pipe Factory Near N.H No 8 at mouje Village Karjan Plot No 15 having its admeasuring 188.53 Sq.Mtrs and Plot no 16 having Plot admeasuring 70.88 Sq.Mtrs total admeasuring 259.41 Sq.Meters on Non Agricultural land of R.S No 17/B of Mouje Village Karjan Taluka Karjan Dist Vadodara in the Registration District Vadodara Sub District Vadodara Which is bounded as under: East- 6.00 Meter Road West- Leave margin plot No 26 North – Survey No 22 South- Plot No 17 Property ID: BARB599620240208	Rs25,30,781/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	23.11.2026 2.00 PM To 6.00 PM	Rs 11,97,000/- Rs. 1,19,700/- Rs. 10,000/-	18.11.2026 13.00 PM To 15.00 PM
10	Madan Singh Bhavar Singh Rathod Flat No A1/402 Kuber Expression Opposite Kuber City Dabhoi Kapurai Main Road Ratanpur	An immovable property situated at the property being project/scheme known as "KUBER EXPRESSION" being constructed on land bearing Mouje Ratanpur Vadodara lying being Block No 161 (Old Survey No 146)	Rs25,65,844/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after	23.11.2026 02:00 PM to 06:00 PM	Rs.14,25,600/- Rs.1,42,560/- Rs10,000/-	18.11.2026 13.00 PM To 15.00 PM

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	Vadodara	bearing Block No 5663 (Old Survey No 146) admeasuring 2964 square meters and registration district and sub district Vadodara and boundaries are East: By Flat No A1/401 West: By Flat No A1/403 North: By Flat No A1/401 South: By Flat No A1/401	date of demand notice.				
11	Shri Paresh J Patel Pipla Vali Sheri Husepur Padra Vadodara Patel Alka P (Co-Borrower) Pipla Seri 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**	Rs1,15,75,026/- Plus interest & applicable charges as mentioned in Demand Notice Minus recovery received after date of demand notice.	**23.11 .2026 02.00 PM to 6.00 PM**	**Rs.1,06,00,000/- Rs.10,60,000/- Rs10,000/-**	**20-11-2026 01.00 PM To 03.00 PM**	

TERMS AND CONDITIONS:–

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://baanknet.com (Buyer Registration – link provided in the home page of the website)** by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual

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provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support.baanknet@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction

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i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

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16. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co -operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. In case if property is in **SYMBOLIC POSSESSION** then (a) 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.

19. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

20. The sale is subject to confirmation by the Secured Creditor Bank.

21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. 0265-2225229 or Mobile 9737888129.

कृते बैंक ऑफ़ बड़ौदा/ For Bank of Baroda

Date: - 30-10-2026
Place: -Vadodara

प्राधिकृत अधिकारी/ Authorised Officer
(Ajit Kumar Thakur)
क्षे.द.आ.व. शाखा,बड़ौदा/ ROSARB,Baroda

Regional Stressed Asset Recovery Branch, Baroda City Region, 4th Floor, Suraj Plaza-III, Sayajiganj, Baroda-390020
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Authorised Officer
Bank of Baroda

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