

ANNEXURE-A

**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.	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	Status of Possession (Constructive/ Physical)	Property Inspection date & Time
1	Mr. Rajeev Shashikantbhai Vora, Mrs. Falguniben Rajeevbhai Vora & Mr Rushabh Rajeev Vora. Harishnagar Colony Co-Op Housing Society Ltd Block No. 35 Opp Pragati Sahakari Bank Ltd. BNr Jeevan Bharti School Karelibaugh Vadodara	4BHK Bungalow Immovable residential property situated at Land bearing R.S. No. 686 Tika No. 26/5 in scheme known as Harishnagar Colony Co-Operative Housing Society Ltd. Block No. 35. Admeasuring 342.19 sq.mtrs. i.e. 3682 sq. ft. construction admeasuring 229.09 sq. mtrs.i.e. 2465.00 sq. fts. In Mouje Nagarwada, Vadodara in registration district and sub district Vadodara in the name of Mr. Rajeev Shashikantbhai Vora, Mrs Falguniben Rajeevb hai Vora & Mr. Rushabh Rajeev Vora and bounded as under bounded as under East : By house no. 34 West : By compound wall of house no. 35 North : By House No. 36 South : By compound wall of house no. 35 Land Mark:- Near Kashiben Children Hospital Karelibaugh	29954682/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	1,99,90,800/- 19,99,080/- 10000/-	Physical	20.10.2023 03:00 PM To 05:00 PM



2	Mr. Vinay Vishnudutt Sharma Shiven Enclave Block No. 5 Near Darbar Chowkdi Railway Crossing Manjalpur	3BHK Duplex Immovable property being Block No. 5, Plot Area Adm. About 85.02 Sq.Mtr. having with undivided propionate share in common plot and road Adm. About 50.30 Sq.Mtr. along with construction Adm. About 510.00 Sq, Feet in the scheme known as "Shiven Enclave" on Land Bearing Revenue Survey No. 212 & 213 of Mouje – Vadsar in Registration District – Vadodara Sub District – Vadodara in the name of Mr Vinay Vishnudatt Sharma bounded as under East : By R.S. No. 211 West : By 7.50 mtr.Road North: By Block No. 4 South : By Block No. 6 Land Mark:- Near Darbar Chowkdi Railway Crossing	2644193.71/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	43,94,700/- 4,39,470/- 10000/-	Physical	20.10.2023 01:00 PM To 03:00 PM						
3	Ramilaben Rajnikant Solanki Bhavayam Homes Tower 1 5 th floor Flat No. 502 Atladra	2BHK Flat The property being project/scheme Known as 'BHAVYAM HOMES' being constructed/under construction on land bearing R.S. No. 714, Block No. 691/1 Paiki, C.S. No. 1810 admeasuring 6172.00 Sq. Mtrs., Known as "BHAVYAM HOMES" Tower-1, Fifth Floor, Flat No. 502 Construction admeasuring 63.325 Sq. Mtrs., Undivided Land admeasuring 35.068 Sq. Mtrs. Of Village Atladra, Taluka Vadodara District Vadodara the said property bounded as under :- East:- By Tower-1 West:- By Society North:- By Tower -1 & Flat No. 501 South:- By society Land Mark: Behind Swaminarayan Temple	2289644.78 /- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	15,35,950/- 1,53,595/- 5000/-	Physical	20.10.2023 11:00 AM To 01:00 PM						
4	Mr. Satishkumar Jagdishprasad Jangda & Mrs manita Satishkumar Jangda Flat No. A/503 Gynam homes Nr Parivar International School Waghodia Dabhoi Ring Road vadodara	2BHK Flat All the part and parcel of the property situated at Registration district Vadodara and sub district Vadodara -2 Moje Village Danteshwar Land bearing R.S no. 220 total admeasuring 4957 Sq. Meters paiki north eastern side land area admeasuring 1714 Sq. Meters, Having C.S no. 1502 on which Gyanam Homes scheme is constructed, Paiki <table border="1" data-bbox="331 1525 772 1637"> <tr> <td>Tower Name</td> <td>Floor</td> <td>Flat No</td> </tr> <tr> <td>Pavitra</td> <td>Fifth</td> <td>A/503</td> </tr> </table> Super built-up area 140 Sq. Meters and common undivided land of 28.50 Sq. Meters Bounded as Under: On the East By: Flat No.504 of Pavitra tower On the West By: Flat No.504 of Ishwar tower On the North by: Bhajan Tower On the South By: 18 Mtrs Road Land Mark:- Nr Bharat Petrol Pump, Soma talav	Tower Name	Floor	Flat No	Pavitra	Fifth	A/503	1689630.19/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	19,80,000/ 1,98,000/ 5000/-	Physical	20.10.2023 11:00 PM To 01:00 PM
Tower Name	Floor	Flat No											
Pavitra	Fifth	A/503											



5	Mr. Jugal Sureshbhai Mistry Pearl Garden Building B 4 th Floor Flat No. 404 Bhayil-Canal Road Bhayali	2BHK Flat Immovable residential property situated at PEARL GARDEN being constructed on land bearing R.S. No. 374 Block No. 323 T.P. Scheme No. 3 F.P. No. 17, Plot admeasuring 2350 Sq.mtrs. Sub Plot No. 1 Northern Side admeasuring 1175 Sq.Mtrs. known as Pearl Garden Bhayali Canel Road Building B 4th Floor Flat No. 404 admeasuring 57.52 Sq.Mtrs Undivided share of land admeasuring 32.35 Sq.Mtrs Mauje: Bhayali registration district & Sub district & sub district Vadodara in the name of Mr. Jugal Sureshbhai Mistry and bounded as under: East : By 15 Mtrs Road West : By Common Lift North : By 18 Mtrs Road South : By Flat No. B/401/A2/401 Land Mark:- Near Bhaliya D Mart	26,74,973.24/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	21,60,000/- 2,16,000/- 5000/-	Physical	19.10.2023 11:00 PM To 1:00 PM
6	Mrs. Dhruvikaur Mohendrsingh Nagalu Ganadhish Complex Flat no. 401 Moje Seher Near Pomli Faliya Wadi	1 BHK Flat. The immovable property being Flat No. 401 on fourth floor, admeasuring 600 Sq.fts super built up area in GANADHISH COMPLEX being organized constructed in Vibhag A, tika no. 9/1, city survey no. 22/A-B-C admeasuring 374.94 sq.mtrs of moje seher in the registration district Vadodara sub district Vadodara. The boundaries as under. East : Staircase West : Public Road North : Flat No. 402 South : Adjoining Property Land Mark:- Near Pomli Faliya Wadi	789764/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	4,72,392/- 47,240/- 5000/-	Physical	19.10..2023 11:00 PM To 01:00 PM
7	M/s Excel Electric Pvt Ltd	2BHK Flat Equitable Mortgage Property being known as Shreem Galaxy being constructed on land bearing R.S No.242 & 250 consolidated R.S. No.242 C.S. No.159 admeasuring 13153 Sq Mtrs known as Shreem Galaxy Saumya building 8th Floor, Flat No.803 built up area admeasuring 90.033 sq mtrs undivided share of land admeasuring 28.90 sq mtrs at Mouje Tandalja Regi & Sub District Vadodara. In the name of Ulpa Prakash Dave and Bounded as under:- North:- By adjacent Saumya Flat No. 804 East: :- By adjacent Saumiya Flat No. 802 South:- By Adjacent R S No. West:- By Adjacent R S No. Land Mark:- Near Bright School	6165413.50/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	15,98,000/- 1,59,800/- 5000/-	Physical	19.10.2023 11:00 PM To 01:00 PM
8	M/s Shree Balaji Trading Mrs Shardaben D Koshti (Prop.	Bungalow.Residential Property D-8 Sonal Park Society, Arunchal Road Subhanpura, Vadodara, Plot area 1111 Sq. Ft. in R.S. No. 163, T P. No. 2 F.P. no. 747, Mouje Village Gorwa, Vadodara, standing in the joint names of Mrs.	4973598/- plus interest & applicable charges as	30.10.2023 02 PM to 06 PM	47,48,000/- 4,74,800/- 10000/-	Physical	19.10.2023 03:00 PM To 05:00 PM



	M/s Shree Balaji Trading 306, Devki Chambers Nr. Mahavir Hall, Ajwa Road Vadodara - 390019 Mrs Sumitraben Mansukhbhai Parmar (Guarantor & Third party Mortgagor)	Sumitraben Mansukhbhai Parmar and Naineshbhai M Parmar. The boundaries as under. East : Sub Plot No. D-9 West : Final Plot No. 752 North : 6.0 Mt Wide Society Road South : Sub Plot No. D-23 Land Mark : Ar8uncal Road	mentioned in Demand Notice minus recovery received after date of demand notice				
9	Jayesh Dhirubhai Chudasama ASHIWAMEGH COMPLEX FLAT NO. B-501 5 TH FLOOR OPP SAYAJI VIHAR CLUB, SHIYABAUGH, RAJMAHAL ROAD VIBHAG-B MOUJE BABJIPURA	2BHK The property being project/scheme known as ASHWAMEGH COMPLEX Flat No. B- 501, 5 th Floor Opp Sayaji Vihar Club, Shiyabaugh, Rajmahal Road Vibhag-B, Tikka No. 14/3, C.S. No. 14 admeasuring 1377.75 Sq. Mtrs., Super Built up admeasuring 102.28 Sq. Mtrs. of Village:- Mauje Babajipura, Taluka Vadodara, Dist- Vadodara. The property is bounded as under :- East : Plot No. , By Building Common Passage West: By Khodi Aamli Road North: By Flat No. 502 South: Plot No. By Building open space. Land Mark:- Near Khanderao Market	3411677.59/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	20,70,000/- 2,07,000/- 5000/-	Physical	25.10.2023 03:00 PM To 05:00 PM
10	Mrs Taraben Rameshbhai Vanzara & Mr. Rameshbhai Sardarbhai Vanzara Sai Vihar Flat 3rd floor Tower B Flat No. B/312 & B/313 Waghodia Road	2BHK Flat The property being project/scheme known as SAI VIHAR FLAT being constructed/ under construction, on land bearing Revenue Survey No. 451/1, 453,454,T.P. No. 3, F.P. No. 712,713,716,666 paikki admeasuring 16573 Sq. Mtrs., Known as SAI VIHAR FLAT Paikki 3 rd Floor, Tower B, Flat No. B/312, & B/313 (12&13), Super Built Up Area admeasuring 91.97 Sq. Mtrs., of Village Mauje Danteshwar, at Vadodara District Vadodara in the name of Mrs Taraben Rameshbhai Vanzara & Mr. Rameshbhai Sardarbhai Vanzara the said property bounded as under:- North: By Tower-A East: By Flat No. B/314-315 South: By Common Plot West: By Ladder Land Mark:- Behind Poonam Complex Waghodia Road	2201424/- plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	9,78,000/- 97,800/- 5000/-	Physical	25.10.2023 03:00 PM To 05:00 PM
11	Deval Dilipbhai Nayak Shree Gigi Tenement Gouse No. A/1 Maneja	1BHK Tenement All that part & parcel of the mortgage immovable property located at project/scheme known as SHREE GIGI TENEMENT being constructed/under construction, on land bearing mauje Village Maneja, Vadodara lying being and situated on the land bearing R.S. No. 250/2 admeasuring 4553 Sq. Mtrs., Known as SHREE	2624895/- plus interest & applicable charges as mentioned	30.10.2023 02 PM to 06 PM	20,40,000/- 2,04,000/- 5000/-	Physical	25.10.2023 03:00 PM To 05:00 PM



		GIGI TENEMENT House No. A/1 Plot admeasuring 72.10 Sq. Mtrs., Super Built up admeasuring 32.71 Sq. Mtrs. of Village Mauje Maneja. At Vadodara District vadodara the said property bounded as under:- East: By Road West: By Margin & then Block No. 5 North: By Common Wall between Block No. 1&2 South: By margin & Then Prop. Road Land Mark:- Near ABB Company Maneja	d in Demand Notice minus recovery received after date of demand notice				
12	Ishwarbhai Dhanabhai Bharwad Anand Exotica Flat no. C/102 om 1 st floor Building C Sevasi Gotri Canal road	2BHK Flat All that part and parcel of the residential property situated at Flat No. C/102 on First Floor. Building "C" admeasuring 52.45 Sq. Mtr, Built Up + Undivided land 28.11 Sq. Mtr. Old Survey No. 60m Block No. 59/A & 59/B. VUDA T.P. No. 01, F.P. No. 10 adm 1444 Sq. Mtr. Paikie developed ANAND EXOTICA, situated at Gotri Sevasi Road, Vadodara, Moje Sevasi District Vadodara, Gujarat 391101 owned and occupied by Mr. Ishwarbhai Dhanabhai Bharwad & Mrs. Geetaben Ishwarbhai Bharwad. Bounded : North: Open to Sky South: Common Passage. Lift & OTS East : Lagu Common Passage & OTS West : Open to sky Land Mark:- Nr Zydex House Sevasi-Gotri Canal Road	2535878.29/- plus interest & applicable charges as mentione d in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	20,83,000/- 2,08,300/- 5000/-	Physical	25.10.2023 11:00 PM To 01:00 PM
13	M/s Teethi Transport Mrs Sweta Darshankumar Panchal (Proprietor & Mortgagor) Mrs Heenaben Prafulbhai Panchal (Guarantor & Mortgagor) Mrs Darshankumar Prafulbhai Panchal (Guarantor & Mortgagor) A-17 Nirant Bunglow Nr, Nilamber Villa Dabhoi Road, Vadodara a-15 Platineum Geight, Nr Sahajanand Bunglow, Soma Talav, Vadodara	2BHK Flat. All the part and parcel of the property situated at Flat No. 606 KRIPA RESIDENCY Plot No. E/63 to E/68 SHREEDHAR PARK SOCIETY Opp. Meldimata Temple Nadiad Admeasuring built up area 57.62 Sq. Mtr. In Block No. 267/A Khata No. 1256 in Moje Manjipura in Registration District and District Kheda in the name of Mrs. Swetaben Darshan kumar Panchal Bounded: East: Common Stair West: Margin Land North: Margin Land South: Flat No. 605 & Common Wall Land Mark:- Manjipura Road	6245419/- plus interest & applicable charges as mentione d in Demand Notice minus recovery received after date of demand notice	30.10.2023 02 PM to 06 PM	13,41,000/- 1,34,100/- 5000/-	Physical	25.10.2023 02:00 PM To 05:00 PM



For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://www.ibapi.in>
Also, prospective bidders may contact the authorized officer on Tel no. 0265-2225229, 2363351 M- 8797375787

Date: 27.09.2023
Place: Vadodara



बैंक ऑफ बड़ौदा / For Bank of Baroda

प्र.सू. (अ.व. शाखा) / Authorized Officer
क्षे.द.आ.व. शाखा, बड़ौदा / ROSARB, Baroda

Name: Nitesh kumar
Authorised Officer
ROSARB
Vadodara