

**BANK OF BARODA, ROSAR BRANCH**

4th Floor, Suraj Plaza Building - III, Sayajigunj, Baroda - 390005
Ph.: 0265-2225229, 2363351 Email : sarbar@bankofbaroda.com

E-AUCTION 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/Auction date & Time, EMD and Bid Increase Amount are mentioned below

Date of e-Auction : 23.09.2026, 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	Detailed of the Movable/Immovable property with known encumbrance if any (Owner / Mortgagor Name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Property Inspection Date & time
1	Mr. Ghanshyambhai Gital Sharma, Bhuvanesh Ghanshyambhai Sharma, Dhirendra Ghanshyambhai Sharma and Guarantor Mr. Kailash Gurishankar Sharma, Flat no 316, Tower-B, 3rd Floor, Shreeji Flats, Vadsar, Vadodara.	2 BHK Flat, Flat no 316, 3rd Floor, Tower-B, "SHREEJI FLATS", construction area 60.14 sqmtr, undivided share of land adm. 14.07 sqmtr, CS No. 1561, 1562 paiki North side land and 1562 paiki South side land, Total Area 1801.00 sqmtr, Moje Vadsar, Registered District Tandalja Registration District and Sub District Vadodara in the name of Mr. Ghanshyambhai Sharma and bounded as under East: OTS, West: Common passage then Flat no 321, North: Flat no 315, South: Flat no 317, Land Mark : Near Vadsar Lake, Property ID: BARB599620250251	Rs. 10,12,826/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 10,32,750/- 2. Rs. 1,03,275/- 3. Rs. 5,000/-	10.09.2026 11:00 AM To 01:00 PM
2	Mr Virbhadrar Singh Mahipat Singh Rathod and Smt Hansaba Mahipat Singh Rathod Flat No 304 Shubh Tower, Shreem Satiya, Beside Nilamber Oriens, Sun Pharma Road, Tandalja, Vadodara	2 BHK Flat All that piece and parcel of immovable property located at Flat No. 304, 3rd Floor, Tower Subh Shreem Satiya construction adm 47.2755 Sq.Mtr undivided share of land adm 11.93 Sq Mtr land bearing R.S. No. 218, T.P. Scheme No. 27, F.P. No. 214 Mouje Village Tandalja Registration District and Sub District Vadodara in the name of Rathod Virbhadrasingh Mahipatsinh and said property bounded as under : East : Passage and By Flat No 301, West - Compound wall and other property, North : By Flat No. 305, South : by Flat No. 303, Landmark-Sunpharma Road, Property ID: BARB599620240318	Rs. 27,31,378.53/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 13,18,500/- 2. Rs. 1,31,850/- 3. Rs. 10,000/-	10.09.2026 01:00 PM To 03:00 PM
3	Smt. Mukti Paresb Thakkar & Shri. Sarthak Paresb Thakkar Flat No. S-202 Atmiya Signature, Kabir Road Bhayli Vadodara.	4 BHK Flat All that part & parcel of the immovable residential property being project/scheme known as "FLORENCIA" being constructed on land bearing Non-Agricultural plot of land in Moje Tandalja, Vadodara lying being land bearing Revenue Survey No. 391 Chalta No. 3 & Sheet No. 13 City Survey No. 573, T.P. Scheme No. 22 F.P. No. 34 admeasuring 420.00 Sq Mtrs. Known as "FLORENCIA" 3rd Floor Flat No. 301 construction adm. 150.13 Sq. Mtrs. Undivided share of land adm. 52.50 Sq. Mtrs. In the Reg. Sub Dis. & Dis. Vadodara belonging to Mrs Mukti Paresb Thakkar. The said property bounded as under:- East-Flat No. 302, West- After Margin Arise Pride, North- After Kesharbag Society, South:- 9.00 Mtrs Road, PROPERTY ID: BARB599620240302	Rs. 1,40,09,402.21/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 60,02,100/- 2. Rs. 6,00,210/- 3. Rs. 10,000/-	10.09.2026 03:00 PM To 05:00 PM
4	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 Rejla xmi 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	1. Rs. 15,17,850/- 2. Rs. 1,51,785/- 3. Rs. 10,000/-	11.09.2026 01:00 PM To 03:00 PM
5	Mr. Sandip Maruti Mhase & Mrs. Jyoti Pralhad Dhokane G/503 Kanha Heights-2 Opposite M M Vohra Showroom, Dabholi Road, Vadodara	3 BHK Pent House all part and parcel of an immovable residential property being Flat No G-503 5th floor Tower-G having adm 2090.00 Sqr.Fts Super built up area adm 1600 Sqr Ft built up area and undivided attached land as per approved layout plan situated in a scheme titled as "KANHA HEIGHTS-2" being constructed on non-agricultural land being Block No 261/2 R.S. No 408 Paiki 411/2, 411/3 and 412 area 2.57.00 Sqr.Mtr land Paiki adm 4518.65 Sqr.Mtr net land and undivided attached common land adm 185.35 Sqr.Mtr aggregating 4702 Sqr.Mtr lying Plot No A-75, A-76, A-77, A-78 of Mouje Village Kapurai Taluka and District Vadodara in the name of Mr Sandeep Maruti Mhase and Mrs Jyoti Pralhad Dhokane and bounded as under: East- Tower-H Pent House No H-504, West- pent House No G-504, North- Pent House No G-502, South- Internal Road, Landmark: Opp M M Vohra Showroom, Property ID: BARB599620240191	Rs. 71,08,949.87/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 34,15,000/- 2. Rs. 3,41,500/- 3. Rs. 10,000/-	14.09.2026 11:00 AM To 01:00 PM
6	M/S Om Shiy Corporation, Mr Bharat Modi (Proprietor) and Mrs Minaxiben Modi, Mr Nisarg Bharat Modi 202 Shreeji Shradha Apartment Karelibag, Harni Road Vadodara	All that pieces and parcel of the property being project/scheme known as "SIDHARTH BUNGALOWS" being constructed/under construction on land non-agricultural plot of land in Mouje Harni Vadodara are lying being land bearing R.S No 1317/1, 1317.2 & 1322 city survey no 426, 427 respectively admeasuring 5160 Square Meter, 5116 square meter 13456 Square Meter respectively total admeasuring 24232 Sq Meter paiki Sub-Plot No A-41/24 situated in "SIDHARTH BUNGALOWS" land admeasuring 117.06 Sq Meter at registration district and Sub District Vadodara District Vadodara owned by Mr Bharat Natwarlal Modi S/O Natwarlal Bholabhai Modi and Mrs. Minaxiben Bharat Kumar Modi W/O Bharat Natwarlal Modi. The said property bounded as under: East: Plot No A-41/27, West: 7.5 Meter Road, North: Plot No A-41/23, South: Plot No A-41/25. Property ID: BARB599620240325	Rs. 1,68,29,827.74/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs 1,13,78,000/- 2. Rs. 11,37,800/- 3. Rs. 10,000/-	14.09.2026 11:00 AM To 01:00 PM
7	Mr Dhanraj Kumar Jaydeep Singh Parmar 501-Amrut Tower, Ratnakunj Heights, Waghodiya Road, Behind Reliance Fresh Vadodara-390019	The Property being project known as "RATNA KUNJ HEIGHTS" being constructed on land bearing Revenue Survey Number 41/1 admeasuring 2226 Square meters Paiki after deducting 9 Meters road remaining 1770 Square Meters (19052 Square Feet) In said Scheme "AMRUT" tower Fifth Floor flat No 501 Construction admeasuring 52.055 Square meters Common Passage staircase parking, lift, cabin admeasuring 41,775 Square meters Total admeasuring 93.83 Square Meters open terrace admeasuring 69.67 Square Meters undivided land admeasuring 23 Square meters of Mouje BAPOD at registration District and Sub District Vadodara and bounded by: East Flat No 502, West: Amrut Tower Margin, North: Amrut Tower Margin, South: 18 Meter Road, Property ID: BARB599620240315	Rs. 31,29,533.71/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 25,40,700/- 2. Rs. 2,54,070/- 3. Rs. 10,000/-	14.09.2026 3:00 PM To 5:00 PM
8	Mr Dipak Mohanbhai Rochalani Flat No 401 4th Floor Golden Residency Sant Kanwar Colony Behind Ground Near Lilasha Hall Warasiya Vadodara	In the registration District Vadodara Sub District Vadodara Mouje Vadodara kasha of land bearing R.S No 817 Paiki in which Warasiya Colony Santkanwar Colony "GOLDEN RESIDENCY" in which flat no 401 on 4th floor carpet area adm 79.22 sq.meter balcony area adm 7.93 sq.mtr and constructed area adm 87.15 sq.mtr and proportionate undivided land area adm 44.22 sq.mtr in the name of Deepak Mohan bhai Rochalani. The said property is bounded area as under: East: Property of adjacent city survey no 3495, West: Common passage staircase and old, North- OTS and Flat No 406 this side has common wall, South- OTS and flat No 402 this side has common wall. Property ID: BARB599620240326	Rs. 68,57,363/- Plus interest & applicable charges as mentioned in Demand Notice	1. Rs. 30,78,000/- 2. Rs. 3,07,800/- 3. Rs. 10,000/- Cost of Immovable and movable property (House hold goods)	16.09.2026 1:00 PM To 3:00 PM
9	Madan Singh Bhavar Singh Rathod Flat No A1/402 Kuber Expression Opposite Kuber City Dabholi Kapurai Main Road Ratanpur Vadodara	An Immovable property situated at the property being project/scheme known as "KUBER EXPRESSION" being constructed on land bearing Mouje Ratanpur Vadodara lying being constructed on land bearing Block No 163 (Old Survey No 146) admeasuring 5564 square meters known as "KUBER EXPRESSION" Tower A-1 Fourth Floor flat No A1/402 super built up admeasuring 92.93 square meters undivided share of road and common plot admeasuring 31.18 square meters at registration district and sub district Vadodara and boundaries are: East: By Internal Road, West: By Pent House No A/403, North: By Flat No A1/401, South: By Flat No A1/401	Rs. 26,65,844/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 15,84,000/- 2. Rs. 1,58,400/- 3. Rs. 10,000/-	16-09-2026 03:00 PM To 05:00 PM
10	Shri Paresb J Patel Pipla Vati 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 Anasut 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 Paresbhai Jayantibhai & Patel Alkaben Paresbhai and boundaries are East: property of Block No 14, West: Karjan Anasut Road, North: Society Road, South: Block No 2	Rs. 1,15,75,026/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 1,17,00,000/- 2. Rs. 11,70,000/- 3. Rs. 10,000/-	17-09-2026 01:00 PM To 03:00 PM
11	M/S Space Petro Energy Pvt Ltd and its director Mr Deepak Bhandari and Mrs Mamta Deepak Bhandari Office No 351 3rd Floor, Mansarovar Complex Opp Gurudwara and Bus Stand Chhani Vadodara	All that Piece and Parcel of Immovable property being Office No 351 (census No 13 56 634 001 023 021) on third Floor of Mansarovar Complex Opposite Gurudwara and Bus Stand Chhani Vadodara constructed on land bearing Revenue Survey No 519 Paiki 1 admeasuring 7354 Square Meters City Survey No 39 of Mouje Chhani in Registration District and Sub District Vadodara having Carpet area 21.63 Square Meters and proportionate undivided share of land admeasuring 28.94 Square Meters and bounded as under: The boundaries of the property are as under:- East- By Office No 352, West- By Office No 350, North- By 9 meters wide society road, South - By Leaving Passage Office No 316	Rs. 1,06,34,492/- plus interest & applicable charge as mentioned in Demand Notice	1. Rs. 6,30,000/- 2. Rs. 63,000/- 3. Rs. 5,000/-	Symbolic Possession M. 973780012 & M. 6357014001

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 <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No. 0265-2225229/2363351 or Mobile 97378 00129 / Auction Center Vaoddara Mr. Vipin Jain Mobile 63570 14005.



Date : 29-08-2026 | Place : Vadodara

Sd/- Authorised Officer, ROSAR, Vadodara