

Sale notice for sale of Immovable properties APPENDIX IV-A [see Proviso to Rule 6(2) and 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 / Guarantors/s / Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of e-Auction E-auction-Start Time to End Time	1. Reserve Price 2. EMD Amount 3. Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1	Ratnesh Kumar (Borrower) 103 G wing, Rudra Heights Yashwant viva, Yashwant viva, Township, virar Phalghar-401209, Maharashtra	Flat No.1801,18 th floor,Joyville virar Crest CHSL-Phase 2, Stephen Menezes Marg, off Bolinj Sopara Road,Agasi Road Bolinj Virar (W) Taluka Vasai,Dist Palghar-401303, Maharashtra belonging to Mr.Ratnesh kumar. admeasuring 767 sq ft Carpet area (inclusive of one car parking space)	Rs 64,80,523.19/- as on 31.10.2025 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	08.09.2026 14:00 To 18:00	Rs 58,50,000/- Rs 5,85,000/- Rs 25000/-	Physical	01.09.2026 12:30 To 14:00
2	Mrs. Archana Ashok Singh (Borrower) (1) Flat No 206,2 nd floor,A-wing,Shree Radha Krishna Apartment,Near Central Bank of India, Sector 6,Village Harigram, Panvel, Dist.Raigad-410206.	Flat No 206,2 nd floor,A-wing,"Shree Radha Krishna Apartment",Near Central Bank of India, Sector 6, Village Harigram, Panvel, Dist.Raigad-410206 Adm 563 sqft.built up area	Rs.27,87,254.04/- As on 14.09.2023 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	08.09.2026 14:00 To 18:00	Rs.18,75,000/- Rs.1,87,500, /- Rs. 10,000/-	Physical	31.08.2026 12:30 To 14:00
	And (2)Room no 2, Nirmal Chawl ,Goandevi Road, Poisar Mumbai-400101						



3	Mr.Jit Bijay Agarwal. (Borrower) Address: A-201, Ostwal Ornate Building No. 1 CHSL, Jesal Park, Bhayander East, Thane 401105. Mrs. Suman Shyam Khemka. (Guarantor) M/s.Jindal Securities,29A, Ostwal Ornate Building No. 2 CHSL, Jesal Park, Bhayander (East	Shop No. 104/B, Nageshwar Compound, survey no 194 hissa no 27-P, Near Purna Bus Stop, Village - Purna, Bhivandi, Thane - 401105. Boundaries North - Godown South - Bhiwandi agra road East - Godown West - Vardhman Building Area 428.Sq. Ft carpet area 357 Sq. Ft Encumbrance- Not Known to Bank	Rs 19,65,188/- As of 31.05.2026 plus, unapplied interest and other charges thereon	08.09.2026 1400 Hrs to 1800 Hrs	Rs15,50,000/- Rs 1,55,000/- Rs 25000/-	Physical	31.08.2026 12:30 To 14:00
4	Mr. Aslam Razak Maniyar (Borrower) Mrs. Muskan Aslam Maniyar (Co-Borrower) FLAT NO. 5 & 6, 1ST FLOOR, A WING, SHRUSHTI SHOBHA CHSL, BEHIND JOSHI WADA, TEMBODA ROAD, PALGHAR 401404.	Flat No. 5 & 6, 1st Floor, A Wing, Shrushti Shobha CHSL, Behind Joshi Wada, Temboda Road, Palghar 401404." Area: 1187 Sq.FT, Owned by Mr. Aslam Razak Maniyar	Rs. 34.10 lakh as on 31-10-2025 plus unapplied, unserviced interest and other charges thereon	08.09.2026 14:00 To 18:00	.Rs.48,08,000/- .Rs. 4,80,800/- Rs. 25,000/-	Symbolic	31.08.2026 12:30 To 14:00
5	NILURAM MUKANAYAK CHAUHAN(Borrower) FLAT NO A 302 A WING 3RD FLOOR SHREE ISH KRUPA CHSL KAINAD AT POST KOSBAD TAL DAHANU DIST PALGHAR 401703	FLAT NO A 302 A WING 3RD FLOOR SHREE ISH KRUPA CHSL KAINAD AT POST KOSBAD TAL DAHANU DIST PALGHAR 401703 Builtuparea-595 sqft	Rs. 12.44 lakh as on 06-03-2021 plus unapplied, unserviced interest and other charges thereon	23.09.2026 14:00 To 18:00	Rs 10,15,000/ Rs 1,01,500/ Rs.10,000/	Symbolic	15.09.2026 12:30 To 14:00
6	((1) Gulam Fakhruddin Chishti (Borrower) (2) Fatima Gulam Moinuddin Chishti (Co Borrower) A A Latif CHL, Andheri Farooquia Masjid & Madarsa Trust, Mukund Patil Lane, Behind Andheri Market, Nr Fish market, Andheri West, Mumbai, Maharashtra 400058	Flat No. 402, 4th Floor, Wing A, Type C-6, Building No. 04, Sector 04, Shree Balaji Paradise, Land Bearing Survey No. GUT No. 115, 116, 118, Build up area 463, carpet area 386, Which is Situated at Village Bategaon, Taluka & District Palghar, Maharashtra 401501. Boundary Description: East: Open to Air, West: Flat No. 403, North: Flat No. 401, South: Open to Air	Rs 1964247/- As on 25.01.2024 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	08.09.2026 14:00 To 18:00	Rs.9,90,000/- Rs.99,000/-	Physical	01.09.2026 12:30 To 14:00



7	M/s LABASH DESIGNER SHOP NO-41 DEEP HEIGH BLDG NEAR YASHWANT GAURAV NALLASOPARA WEST PALGHAR Prop: Mrs Shital Gupta FLAT NO-403 A WING DEEPPARADAISE BLDG NEAR YASHWANT GAURAV NALLASOPARA WEST PALGHAR (GUAR): PANKAJ KUNJLAL SONKAR 34 RAIKAR WADI NEAR PANDURANG WADI PENKAR PADA MIRA ROAD MUMBAI	Shop No. 19, Ground Floor, Building Known as Prabhavati Palace & Sushila Shoping Center , Shigaon Road, Boisar West District Palghar 401501 Encumbrance- Not Known to Bank	Rs. 27.83 lakhs as on 19-05-2024 plus, unapplied, un- serviced interest and other charges thereon less recovery	08.09.2026 14:00 To 18:00	7,00,000 /- 70,000 /- 5,000.00 /-	Physical	01.09.2026 12:30 To 14:00
8	VIKAS VASANT KHAIRE FLAT NUMBER D-08, GROUND FLOOR, SUNSHINE CHSL LTD, SAI BABA NAGAR, NAVGHAR ROAD, BHAYENDER 401 105	Flat No. 101, First Floor, "B" Wing, "Kusum Kunj Complex", Old Satpati Road, Pipe Factory, Palghar (West), Maharashtra Pin- 401404, on the Piece of land bearing Gut No. 208 Part, lying in the revenue Village- Dhansar, in the Registration District & Sub District of Palghar. Built Up area- 42.78 Sq. Mtrs.	Rs 1204399.55 As 23.04.2023 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	08.09.2026 14:00 To 18:00	Rs 10,25,000/- Rs 1,02,500/- Rs 5000/-	Physical	31.08.2026 12:30 To 14:00
9	ANUPAM GC PANDEY S/o Girish Chandra pandey FLAT NO 301,3RD FLOOR OM CRYSTAL ORCHID, PLOT NO 80 SECTOR 1 VILLAGE, PUSHPAK VADHGAR, TALUKA PANVEL DISTRICT RAIGAD. Admeasuring area 25.84 sqmt+4.45 sqmt of balcony area. Flat in the name of Anupam kumar pandey	FLAT NO 301,3RD FLOOR OM CRYSTAL ORCHID, PLOT NO 80 SECTOR 1 VILLAGE, PUSHPAK VADHGAR, TALUKA PANVEL DISTRICT RAIGAD. Admeasuring area 25.84 sqmt+4.45 sqmt of balcony area. Flat in the name of Anupam kumar pandey	Rs 3574032.16 As 31.01.2025 plus, interest, and other legal charges thereon Encumbrance: Not Known to Bank	23.09.2026 14:00 To 18:00	Rs 46,15,000/ Rs 4,61,500/ Rs.25,000/	Symbolic	15.09.2026 12:30 To 14:00

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com>

Date: 14.08.2026
Place: Mumbai

Authorised Officer,
BANK OF BARODA

