

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/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	1. Reserve Price 2. EMD & 3. Bid Increase Amount
1	Shri Nilkanth Tulsibhai Swami Mrs. Soniya Nilkanth Swami Mehamadabad Branch	Residential Flat no B-303 on 3rd Floor of "Avadh Elegance", situated on Arvachin Cluster House, Nr. Darshan Bunglows constructed on block no. 240, 242/P.242+244, TPS NO. 2, F.P. 97, Mouje: Bopal, Taluka: Ghatlodiya, District: Ahmedabad Bounded as under: On the North: Margin Open Space On the South: Passage and Flat No. 304 (B-304) On the East: Open to Sky Ramp On the West: Common Wall and Flat No. 302 (B-302)	Rs. 72,49,571.22 as on 10.03.2026 + Interest + Other Charges	1. Rs. 65,82,600/- 2. Rs. 6,58,260/- 3. Rs. 10,000/-

E-Auction Date : 23.09.2026 and E-Auction Time: 02:00 PM to 06:00 PM

(unlimited extension of 10 minutes) Status of Possession: Symbolic

Property inspection Date: 16.09.2026, Time : 10:00 AM to 16:00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal baanknet.com Also, prospective bidders may contact the Authorised officer on Mobile Sr. No. 1 : 9687672890.

(GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI ACT, STATUTORY - 30 - DAYS SALE NOTICE TO THE BORROWER / GUARANTOR / MORTGAGOR

The above mentioned borrower/s is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors/ mortgagor.

Date : 21.08.2026 | Place : Kheda

Sd/- Authorized Officer, BANK OF BARODA



BANK OF BARODA,
Recovery Department, Mahalaxmi Towers,
1st Floor, Tithal Road, Valsad.
Email : recovery.bulsar@bankofbaroda.com

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) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" "without recourse basis" for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/ Secured Asset/s/ Dues/ Reserve Price/ Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-

Sr/ Lot No.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/s	Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	ROSARB 9924290330	M/s SHREE SAI COOL ZONE Valsad Pardi Tekra Faliya Valsad 396001 Mr. Mahendra Chandrakant Goswami Valsad Pardi Tekra Faliya Valsad 396001	All that pieces and parcels of property bearing Gamtal land bearing City Survey No. 16, admeasuring 152.17.56 sq. mtrs. situated at Tekra Faliya, Valsad Pardi, Valsad within Valsad Municipal limits, Taluka and District Valsad and standing in the name of Mr. Mahendra Chandrakant Goswami and bounded as follows: East: Property of Nichhabhai Jogibhai, West: Property of Nichhabhai Jogibhai, North: Open Road; South: Land of Vallabhbhai Engineer; (Symbolic Possession)	Rs. 1,20,56,278.28 as on 15.08.2026	1. Rs. 41,27,000.00/- 2. Rs. 4,12,700/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
2			All that pieces and parcels of property bearing Gamtal land bearing City Survey No. 15, admeasuring 125.41.95 sq. mtrs. open commercial land and Gamtal land bearing City Survey no. 31/A admeasuring 19.26.09 sq. mtrs. total admeasuring 144.68.04 sq. mtrs. situated at Tekra Faliya, Valsad Pardi within municipal limit, Taluka and District Valsad and standing in the name of Mr. Mahendra Chandrakant Goswami and bounded as follows: East: City Survey No. 16, West: City Survey no. 31-A, North: Government Road, South: Survey No. 190 property of Mahendrabhai Patel (Symbolic Possession)		1. Rs. 35,55,000.00/- 2. Rs. 3,55,500/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
3	Tithal Road 9687680770	M/s Kaneriya Infratech Limited 802-A, Amardham Apartment, Tithal Road, Valsad - 396001 Guarantors / Mortgagors : Mr. Dilip Maganbhai Kaneriya 802-A, Amardham Apartment, Tithal Road, Valsad - 396001 Mrs. Darshana Thakoribhai Desai 101, Dhaval Apartment, Tithal Road, Valsad - 396001 Guarantors : Mrs. Ramaben Maganbhai Kaneriya 802-A, Amardham Apartment, Tithal Road, Valsad - 396001 Mr. Maganbhai Gokalbhai Kaneriya 802-A, Amardham Apartment, Tithal Road, Valsad - 396001	All piece and parcel of Industrial N.A. land and building known as Samrat Hotel, which is constructed on Industrial NA land bearing Revenue Survey/ Block No. 61/P/2 & Khata No. 555, land admeasuring 5868 sq. mtrs. and construction area of Hotel is 232.34 sq. mtrs. and the rest of the land is open land which is situated within the Gram Panchayat limit of Chikla, Taluka and District Valsad and belonging to Mr. Dilipbhai Maganbhai Kaneriya and bounded as follows: East: Survey No. 60, West: N.H. No. 08, North- Survey No. 61/P1, South- Survey No. 59; (Symbolic Possession)	Rs. 76,86,313.90/- as on 15.08.2026	1. Rs. 4,40,00,000.00/- 2. Rs. 44,00,000/- 3. Rs. 50000/- (With unlimited extension of 10 minutes each)
4	Valvada 9687680776	PARIN ANILBHAI DESAI MRS RACHANABEN PARIN DESAI At Post Valvada Vaniyawad Ta Umbergaon Dist Valsad 396191	Residential flat no.D 204, admeasuring about 837.00 sq ft L.E. 77.78 sq. mt. build up area along with undivided share in land admeasuring about 10.00 sq mts, laying and located on the 2nd floor of the "D" building known as "Rajmoti Complex" constructed on NA land bearing survey no.328 paikee Admeasuring about 4737.00 sq mtrs out of total admeasuring about 8094 sq mtrs , situated within the limit of Vapi Nagar-palik Vapi District Valsad, Gujarat state. Property in the name of Mr. Parin Anilbhai Desai and Rachanaben Parin Desai (Symbolic Possession)	Rs. 11,87,037.16/- as on 15.08.2026	1. Rs. 24,84,000/- 2. Rs. 2,48,400/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)

- Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited
- The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format (in case of Sale on the basis of Symbolic Possession): (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

• Date of E-Auction : 23/09/2026 • Time of E-Auction : From 02:00 PM to 06:00 PM, (FOR 15 Days Notice)

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorized Officer on Tel No. 02632-241454

Date : 20.08.2026
Place : Valsad

Chief Manager & Authorised Officer,
Bank of Baroda

BS Ahmedabad 22-08-26

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