



बैंक ऑफ बड़ौदा Bank of Baroda



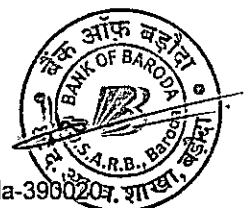
Sale Notice for Sale of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 –

Date of eAuction: 15.09.2025

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.	Karamdeep Singh Vade B-9 Ananddeep Tenament TP13 Chhani Jakat Naka Vadodara	2BHK Flat, All that piece and parcel of Residential Property Flat No. 305, 3rd floor, "ROYAL LIFES" being constructed on land bearing Block No. 52/B/1. Total admeasuring 24318 Sq. Mtrs. admeasuring 53 Sq. Mtrs. Carpet area & undivided share of land admeasuring 14.50 Sq. Mtrs, Mauje Jesangpura, Waghodia At Registration & Sub District Waghodia, and District Vadodara in the name of Mr. Karamdeep Singh Vade. The said property bounded as under:- East:-By Flat No. 306 West:-By OTS North:-by OTS South:-By Flat No. 308 Land Mark: B/h Barsana Greens Property id- BARB599620240236	Rs. 21,10,207.32/- Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	15.09.2025 02: PM to 06:00 PM	10,19,790/- 1,01,970/- 5,000/-	09.09.2025 11:00 AM to 01.00 PM



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

क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बड़ौदा शहर क्षेत्र, चौथी मंजिल, सूरज प्लाजा-III, सयाजीगंज, बड़ौदा -390020

फोन Phone: 91-265- (D) 2225229 (GEN) 2363351 E-Mail: SARBAR@BANKOFBARODA.COM



बैंक ऑफ बड़ौदा Bank of Baroda



2.	Mukti Paresh Thakkar & Sarthak paresh Thakkar Flat No. S-202 Atmiya Signature, Kabir Road Bhayli Vadodara	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" 3 rd Floor Flat No. 301 construction adm. 150.13 Sq. Mtrs. Undivided share of land adm. 52.50 Sq. Mtrs. In the Registration Sub District & District Vadodara belonging to Mukti Paresh 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	Rs. 1,10,09,402.21/- Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	15.09.2025 02: PM to 06:00 PM	75,60,000/- 7,56,000/- 10,000/-	09.09.2025 03:00 PM to 05.00 PM
3.	Mr. Bhikhubhai Ramchandra Nikam, Mrs. Vidhya Bhikhubhai Nikam & Mr. Ankush Ramchandra Nikam Flat no. 504 5 th Floor Tower C Radhe Life Style Koyali Refinery Road Vadodara	2BHK Flat, All that piece and parcel of immovable Residential Property being Flat no 504, 5th floor, Tower-C, "Radhe Life Style", admeasuring 50.36 Sq. Mt. Built Up Area & Undivided Land for flat admeasuring 27.18 Sq. mtr, R.S. No. 383/1 Paiki, Non-Agricultural Land, Admeasuring 2175 Sq. Mt. Paikie, moje Koyali, Vadodara (Vibhag-4), District and sub district Vadodara, In the name of Bhikhubhai Ramchandra Nikam, which is bounded as under:- East :- Flat No. C-502 West :- R.S. No. 282/1Paiki Open Land North: - Flat No. C/504 South :- Tower-D Land Mark:- Koyali Refinery Road Property Id: BARB599620240195	Rs.14,38,388.84/- - Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	15.09.2025 02:00 PM to 06:00 PM	Rs.10,66,819/- -Rs.106,682/- Rs.5,000/-	10.09.2025 11:00 AM to 01.00 PM
4.	Mr Sohanlal Hanumanprasad Sharma & Kishor hanumanprasad Sharma C-403 Radhelife Style, Koyali Refinery Road Koyali. Vadodara	2BHK Flat, All that piece and parcel of Residential Property Situated at Flat No. 403/- Fourth Floor C Tower Radhe Life Style Koyali Refinery road Koyali Vadodara Constructed on R.S. No. 383/1 admeasuring 50.36 Sq. Mtrs. And undivided land for flat admeasuring 27.18 Sq. Mtrs. Of Registration District Vadodara Sub District Vadodara (Vibagh-4) City Vadodara Mauje Village Koyali. Which is bounded as under:- East:-Flat No. C-402 West:- Land bearing Revenue Survey no. 383/1 North:-Flat No. C-404 South:-Tower D	Rs.14,46,443.20 Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	15.09.2025 02:00 PM to 06:00 PM	Rs.10,01,700 /- Rs.1,00,170/- Rs.5,000/-	10.09.2025 11:00 AM to 01.00 PM

Regional Stressed Asset Recovery Branch, Baroda City Region, 4th Floor, Suraj Plaza-III, Sayajiganj, Baroda-390020
क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बड़ौदा शहर क्षेत्र, चौथी मंजिल, सूरज प्लाज़ा-III, सयाजीगंज, बड़ौदा -390020

फोन Phone: 91-265- (D) 2225229 (GEN) 2363351 E-Mail: SARBAR@BANKOFBARODA.COM





बैंक ऑफ बड़ौदा Bank of Baroda



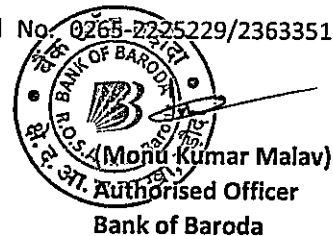
5	Mr Vishwakarma Nilesh Ashokbhai & Mr Vishwakarma Chandan Ashokbhai 6/67 Vinayak Housing Society Sun Pharma Road Atladra	3BHK Pent House in the Registration Dist. Vadodara Sub Dist, Vadodara Mouje Village Kalali, N.A Land being lying on Revenue Survey No. 388, Block No. 304, admeasuring 21752 Sq. Mtr. Where of as per the approved lay out plan a scheme titled as "DIVINE GALAXY" is develop consist of an immovable residential property being Flat No. D/502 situated on 5 th Floor Tower-D having its Built up area 69.68 Sq. Mtr.(750 Sq. Ft) and open terrace area 62.25 Sq. Mtr. (670 Sq. Ft) and undivided lan area of 40.23 Sq. Meter. belonging to Mr Vishwakarma Chandan Ashokbhai & Mr Vishwakarma Nilesh Ashokbhai Which is bounded as under:- East:- Flat No. D-501 of Tower D West:-18.00 Meter Main Road North:-Open Terrace & 18 Meter Main Road South:-Open Space & Flat No. E-501 of Tower-E	Rs.38,43,622.76 Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice	03.10.2025 02:00 PM to 06:00 PM	Rs.34,67,500 /- Rs.3,46,750/ - Rs.5,000/-	11.09.2025 03:00 PM To 05:00 PM
6	Mr Sohanlal Hanumanprasad Sharma & Kishor hanumanprasad Sharma C-404 Radhelife Style, Koyali Refinery Road Koyali. Vadodara	2BHK Flat . All that piece and parcel of Residential Property Situated at- Flat No. 404 Fourth Floor C Tower Radhe Life Style Koyali Refinery road Koyali Vadodara Constructed on R.S. No. 383/1 admeasuring 50.36 Sq. Mtrs. And undivided land for flat admeasuring 27.18 Sq. Mtrs. Of Registration District Vadodara Sub District Vadodara (Vibagh-4) City Vadodara Mauje Village Koyali. Which is bounded as under:- East:-Flat No. C-401 West:- Land bearing revenue Survey no. 383/1 North:-Tower-B South:-Flat No. C-403 Status of Possession:- Property is under Symbolic Possession	Rs.13,87,289.23/ Plus interest & Radhe Life Style Koyali Refinery road Koyali Vadodara Constructed on R.S. No. 383/1 admeasuring 50.36 Sq. Mtrs. And undivided land for flat admeasuring 27.18 Sq. Mtrs. Of Registration District Vadodara Sub District Vadodara (Vibagh-4) City Vadodara Mauje Village Koyali. Which is bounded as under:- East:-Flat No. C-401 West:- Land bearing revenue Survey no. 383/1 North:-Tower-B South:-Flat No. C-403 Status of Possession:- Property is under Symbolic Possession	15.09.2025 02:00 PM to 06:00 PM	Rs.10,01,700 /- Rs.1,00,170/ - Rs.5,000/-	10.09.2025 11:00 AM to 01.00 PM

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>.

Also, prospective bidders may contact the Authorised officer on Tel No. 0265-2225229/2363351 or Mobile 9828124555.

Date: - 25.08.2025

Place: - Vadodara



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

क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा, बड़ौदा शहर क्षेत्र, चौथी मंजिल, सूरज प्लाज़ा-III, सयाजीगंज, बड़ौदा -390020

फोन Phone: 91-265- (D) 2225229 (GEN) 2363351 E-Mail: SARBAR@BANKOFBARODA.COM