



**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) & 6 (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) & 6 (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 "Whichever there is" basis for recovery of dues in below mentioned accounts. The details of Borrowers/Mortgagors/Guarantors/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below.

### Date of E-Auction : 15.09.2025 • Time of E-auction : 02 PM to 06 PM

| Sr/Lot No. | Name & address of Borrower/s / Guarantor/s / Mortgagor                                                                                                                          | Detailed description of the Immovable property with known encumbrances if any (Owner/ Mortgagee Name)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Total Dues                                                                                                                                   | 1. Reserve Price<br>2. Earnest Money Deposit (EMD)<br>3. Bid Increase Amount | Property Inspection Date & Time    |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------|
| 1          | Karamdeep Singh Vade<br>B-9 Ananddeep Terment TPI 13 Chetani Jalat 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. 52B/1, Total admeasuring 2418 Sq. Mtrs. admeasuring 53 Sq. Mtrs. Carpet area & undivided share of land admeasuring 14.50 Sq. Mtrs. Maaje Jesangpura, Waghotia At Registration & Sub District Waghotia, and District Vadodra 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<br>Land Mark: Bn Barsana Green,<br>Property Id:- BARB595962040236                                                                                                                                                      | Rs. 21,10,207.32/-<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice   | 1. Rs. 10,19,790/-<br>2. Rs. 1,01,979/-<br>3. Rs. 5,000/-                    | 09.09.2025<br>11:00 AM to 01:00 PM |
| 2          | Mukti Parash Thakkar & Sarmat parash Thakkar<br>Flat No. 5-202 Alunya Sarguwa, Kaba 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 Tandaga, Vadodra lying being land bearing Revenue Survey No. 391 Chetia No. 3 & Sheet No. 13 City Survey No. 573, T.P. Scheme No. 72 F.P. No. 31 admeasuring 420.00 Sq. Mtrs. Known as "FLORENCIA" 3rd Floor Flat No. 381 construction adm. 150.13 Sq. Mtrs. Undivided share of land adm. 52.50 Sq. Mtrs. in the Registration Sub District & District Vadodra belonging to Mukti Parash Thakkar. The said property bounded as under:- East:- Flat No. 302, West:- After Margan Arsa Prida, North:- After Keshavnagar Society, South:- 9.00 Mtrs Road.<br>Land Mark:- Vashia Road | Rs. 1,10,09,402.21/-<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice | 1. Rs. 75,64,000/-<br>2. Rs. 7,56,000/-<br>3. Rs. 10,000/-                   | 09.09.2025<br>03:00 PM to 05:00 PM |
| 3          | Mr. Bhikhubhai Ramchandra Nikam, Mrs. Vidhya Bhikhubhai Nikam & Mr. Ankush Ramchandra Nikam<br>Flat no. 504, 5th floor, Tower C, Radhe Life Style Koyali Refinery Road, Vadodra | 2 BHK Flat All that piece and parcel of immovable Residential Property being Flat no. 504, 5th floor, Tower C, R.S. No. 333/1, Part, Non-Agricultural Land, Admeasuring 2175 Sq. Mtr. Pakse developed "Radhe Life Style", admeasuring 50.36 Sq. Mtr. Built Up Area & Undivided Land for flat admeasuring 27.18 Sq. Mtr. located at District Vadodra, Sub District Vadodra (Vibhaga-4) Moje Koyali in the name of Bhikhubhai Ramchandra Nikam, which is bounded as under :- East :- Flat No. C-502, West :- R.S. No. 282/1 Pakse Open Land, North :- Flat No. C-504, South :- Tower-D<br>Land Mark :- Koyali Refinery Road<br>Property Id:- BARB595962040195                                                                                                     | Rs. 14,13,385.84/-<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice   | 1. Rs. 10,66,819/-<br>2. Rs. 1,06,682/-<br>3. Rs. 5,000/-                    | 10.09.2025<br>11:00 AM to 01:00 PM |
| 4          | Sohamal Hanumanprasad Sharma<br>C-403 Radhe Life Style, Koyali Refinery Road Koyali Vadodara                                                                                    | 2 BHK Flat All that piece and parcel of Residential Property Situated at Flat No. C-403, Fourth Floor, C Tower, "Radhe Life Style", built up area adm. 50.36 Sq. Mtrs. and undivided land for flat adm. 27.18 Sq. Mtrs. Constructed on R.S. No. 333/1, part, Koyali Refinery Road, Koyali, Registration District and Sub District Vadodra (Vibhaga-4) in the name of Sohmal H Sharma 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<br>Land Mark :- Koyali Refinery Road                                                                                                                                                                                              | Rs. 14,66,443.26/-<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice   | 1. Rs. 10,01,700/-<br>2. Rs. 1,00,170/-<br>3. Rs. 5,000/-                    | 10.09.2025<br>11:00 AM to 01:00 PM |
| 5          | Mr. Sohanlal Hanumanprasad Sharma & Kishor Hanumanprasad Sharma<br>C-404 Radhe Life 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 Vadodra Constructed on R.S. No. 333/1 admeasuring 50.36 Sq. Mtrs. And undivided land for flat admeasuring 27.18 Sq. Mtrs. Of Registration District Vadodra Sub District Vadodra (Vibhaga-4) City Vadodra Maaje 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<br>Land Mark :- Koyali Refinery Road                                                                                                                               | Rs. 13,13,289.23/-<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice   | 1. Rs. 10,01,700/-<br>2. Rs. 1,00,170/-<br>3. Rs. 5,000/-                    | 10.09.2025<br>11:00 AM to 01:00 PM |

### Date of E-Auction : 03.10.2025 • Time of E-auction : 02 PM to 06 PM

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| 6 | Mr. Vishwakarma Nilesh Ashokbhai & Mr. Vishwakarma Chandan Ashokbhai<br>G67 Vriyayak Housing Society Sun Phams Road/Alada | In the Registration Dist. Vadodra Sub Dist. Vadodra Moje Village Kalali, N.A. Land being lying on Revenue Survey No. 358, Block No. 304, admeasuring 21752 Sq. Mtr. Where of as per the approved lay out plan a scheme titled as "DIVINE GALAXY" is developed consist of an immovable residential property being Flat No. D1502 situated on 5th Floor Tower-D Laving its Built up area 09.68 Sq. Mtr. (750 Sq. Ft) and open terrace area 62.25 Sq. Mtr. (690 Sq. Ft) and undivided land 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:- 18.03 Meter Main Road, North:- Open Terrace & 18 Meter Main Road, South:- Open Space & Flat No. E-501 of Tower-E Land Mark :- Kalali | Rs. 39,43,622.76<br>Plus interest & applicable charges as mentioned in Demand Notice minus recovery received after date of demand notice | 1. Rs. 31,67,500/-<br>2. Rs. 3,43,750/-<br>3. Rs. 5,000/- | 26.09.2025<br>03:00 PM to 05:00 PM |
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### Status of Possession: Sr. No. 1 to 4 & 6 is Physical Possession & Sr. No. 5 is Symbolic Possession

For detailed terms and conditions of sale, please refer/visit to the website link

<https://www.bankofbaroda.info-auction.htm> and online auction portal <https://baanknet.com>.

Also, prospective bidders may contact the authorized officer on Tel no. 0265-2225229, 2363351 M- 9828124555



Date : 25.08.2025 | Place : Vadodra

Sr/- Authorised Officer, ROSARB, Vadodra

