Aadhar Housing Finance Ltd.

Aadhar Housing Finance Ltd

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Surat Branch: Office No. 209 & 210 , 2nd Floor , Universal Business Center, Near Madhuvan Circle, L.P. Savani Road, Adajan, Surat - 395009 (Gujarat)

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on **"As is where is"**, **"As is what is"**, and **" Whatever there is"** with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 04200000013 / Surat Branch) Atul Maganbhai Usdadiya (Borrower) Kajalben Atulbhai Usdadiya (Co-Borrower) Ashokkumar Bancha Gouda (Guarantor)	15-04-2026 & ₹ 4,08,385/-	All that piece and parcel of the property bearing, Flat No . 201 & 202 SF Shrushtri Vihar Nilam Nagar Near Randelmata Temple Sayan Sugar Road, Vi - Sayan Ta - Olpad Dist -Surat , Gujarat - 394130. **Boundaries** : East - Adj 25 Feet Approach Road, West - Adj plot No. 68, North - Adj 25 Feet Approach Road, South - Adj 10 feet Ni Gali, Plot No. 79 & 80	Rs. 4,54,720/-	Rs. 45,472/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **24-09-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com.** Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
2. Date of Opening of the Bid/Offer (Auction Date) for Property is **25-09-2026 on https://bankeauctions.com at 3:00 PM to 4:00 PM.**
3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As is Where Is Basis', 'As is What Is Basis' and 'Whatever Is There Is Basis'.**
4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
5. Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://bankeauctions.com.** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
6. The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link **https: //bankeauctions.com/registration/signup,** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website **https://bankeauctions.com**
7. For further details contact Authorised Officer of **Aadhar Housing Finance Limited, Amitkumar Soni (Contact No. 9913333214)** OR the service provider M/s C1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +9172919811124 /25 /26.** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets.
8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. **www.aadharhousing.com.**
9. The Bid incremental amount for auction is **Rs.10,000/-.**
10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Gujarat **Sd/- Authorised Officer**
Date : 21-08-2026 **Aadhar Housing Finance Limited**

DEBTS RECOVERY TRIBUNAL - I

(Ministry of Finance, Department of Financial Service, Government of India)
4th Floor, "Bhikhubhai Chamber" Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad - 380 006

Form No. 22 (Earlier 62) [Regulation 37(1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E- AUCTION/SALE NOTICE THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

CERTIFICATE HOLDER.: PUNJAB NATIONAL BANK
VERSUS
CERTIFICATE DEBTORS.: M/s. BRAHMANI COTTON INDUSTRIES & OTHERS

R.C. No. 182/2014
O.A. NO. 149/2012

To,
CD No. 1: M/s. Brahmani Cotton Industries carrying on business at: R.S. No. 20/1/2, paiki 2, Jamanpur Road, Harij, Dist. Patan - 384240
and Office at 26, Rameshwar Row House, Dev Asis School, Satellite, Ahmedabad.
CD No. 2: Shri Prakashkumar Bhogilal Thakar: Thakar Sheri, Nr. Gam Darwaja, Harij-384240, Dist. Patan.
CD No. 3: Shri Bhaljibhai Dhanabhai Chaudhary: 1-67-1, Ekalava, Harij - 384240, Dist. Patan.

The under mentioned property will be sold by **Public e-auction Sale on 07th October, 2026** for recovery of sum of **Rs. 8,84,76,494.00 (Rs. Eight Crore Eighty Four Lakhs Seventy Six Thousand Four Hundred Ninety Four Only) (As per Interest Certificate)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-1, (Less amount already recovered, if any), from **M/s. Brahmani Cotton Industries & Others.**

Description of Property

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve Price/ Rounded off
1	All that part & parcel of the free hold property **(1)** Shop No. 3 belonged to City Survey No. 3074/1/01/22/23 adm. 17.12 Sq. Mtrs. **(2)** Shop No. 3-1 belonged to City Survey No. 3074/1/01/21/22 adm. 17.12 Sq. Mtrs. **(3)** Shop No. 4 belonged to City Survey No. 3074/1/01/20/21 adm. 17.12 Sq. Mtrs. Total aggregating area of Three Shops 51.36 Sq. Mtrs. in Aditya Complex on First Floor of Revenue Survey No. 264/3 paiki Sheet No. 29 situate, lying and being at mouje Harij, Ta. Harij, Dist. Patan and Sub Dist. Harij. Bounded by: East: Shop No. 4-A, West: Open Passage and Road of Residential Plots, North: 3 Mtr. Open Space and thereafter roads, South: Open Passage.	Rs. 5,60,000.00	Rs. 56.000.00
2	All that part & parcel of the free hold property NA Land of immovable commercial property being **(1)** Shop No. 4-A belonged to City Survey No. 3074/1/01/19/20 adm. 17.37 Sq. Mtrs. **(2)** Shop No. 5, City Survey No. 3074/1/01/18/19 adm. 17.37 Sq. Mtrs. **(3)** Shop No. 5-A, belonged to City Survey No. 3074/1/01/17/18 adm. 18.94 Sq. Mtrs. **(4)** Shop No. 6, belonged to City Survey No. 3074/1/01/16/17 adm. 18.94 Sq. Mtrs. Total aggregating area of Four Shops 71.05 Sq. Mtrs. in Aditya Complex, on First Floor of Revenue Survey No. 264/3 paiki sheet No. 29 situate, lying and being at mouje Harij, Tal. Harij, Dist. Patan & Sub Dist. Harij. Bounded by: East: Stair case and Open Space and Way for Shop No. 3 to 6, West: Shop No. 4, North: 3.0 Mtr. Open Space and thereafter residential Land, South: Passage.	Rs. 7,75,000.00	Rs. 77,500.00
3	All that part and parcel of the free hold property being Plot No. 47, adm. 109.25 Sq. Mtrs. with construction of 67.06 Sq. Mtrs. in Dev Kutir Society on Land Survey No. 289/1 paiki, Sheet No. 30 and City Survey No. 3192/29 situate, lying and being at mouje-Harij, Taluka Harij, Dist. Patan and Sub-Dist. Harij. Bounded by: East: 6 Mtrs. Society internal Road, West: Plot No. 54 Residential Tenement, North: Plot No. 46 Residential Tenement, South: Plot No. 48 Residential Tenement.	Rs. 6,75,000.00	Rs. 67,500.00
4	**Combined Lot including Lot No. 1 to 3**	**Rs. 20,10,000.00**	**Rs. 2,01,000.00**

Revenue assessed upon the property or any part thereof: Not Known
Details of any other encumbrance to which property is liable: Not Known
Valuation Also state Valuation given, if any by the Certificate Debtor: No
Claims, if any which have been put forward to the property & any other known particulars being its nature & value: Not Known

NOTE: Priority would be given to those bidders who bid for joint lot of properties i.e. Lot No. 4. In case bid is receivedfor Lot No. 4 then the bids of Lot No. 1, 2 & 3 will be treated as cancelled.

1. Auction / bidding shall only be through online electronic mode through the e-auction website i.e.**https://baanknet.in**
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction.** It can be procured only when the requisite earnest money is deposited in prescribed mode below.
3. EMD shall be deposited lasted by **till 5:00 PM on 05.10.2026 in Bank Asset Auction Network wallet (BAANKNET) https://baanknet.IN** EMD deposited thereafter shall not be considered for participation in the e-auction.
4. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading soft copies on or before **till 5:00 pm on 05.10.2026** and also hard copies along with EMDs deposit receipts should reach at the **Office of Recovery Officer-II, DRT-I, Ahmedabad** by **05.10.2026** It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact Person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank Officer	**Mr. Ranjeet Sinha, Mobile:** +91 9426964578, **Email:** cs4517@pnb.bank.in

6. Prospective bidders are advised to visit website **https://baanknet.in** for detailed terms & conditions and procedure of sale before submitting their bids.
7. The property shall not be sold below the reserve price.
8. The properties shall be sold in 04 lot, with **Reserve Price as mentioned above lot.**
9. The bidder shall improve offer in multiples of **Rs. 10,000/-** during entire auction period.
10. The property shall be sold **"AS IS WHERE IS BASIS,** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid in **Wallet** Bank Asset Auction Network **(BAANKNET) https://baanknet.in** by immediate next bank working day **by 5:00 P.M.** through RTGS / NEFT in the account as mentioned hereunder:

Beneficiary Bank Name	Punjab National Bank
Beneficiary Name	Sundry / NPA / SARFAESI / Auction related
Beneficiary Account No.	451700317118A
IFSC Code	PUNB0451700
Branch	ARM Branch, Ahmedabad.

12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS / NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favour of **The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.**
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
14. Schedule of auction is as under:

Date and Time of Inspection	**25.09.2026**	**Between 2.00 pm to 4.00 pm**
Date of uploading proof of EMD / Documents	**05.10.2026**	**Upto 5.00 pm**
Date and Time of E-Auction:	**07.10.2026**	**Between 12.00 Noon to 1.00 pm** (with auto extension clause of 5 minutes, till auction completes.)

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 12th Day of AUGUST, 2026. SEAL **Sd/- (Love Kumar) I/C. Recovery Officer - II, DRT-I, Ahmedabad**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Mehamadabad Branch: Opp Market Yard, Bank Road, Nadiadi Darwaja, Mehamadabad, Dist. Kheda-387130 India.
Phone: 91-2694-244046, Mo. 9687672980
www.bankofbaroda.bank.in, Email : Mehama@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), 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	**Mr. Deelipkumar Pruthviraj Rajpurohit (Borrower), Mrs. Sukhidevi Deelipkumar Rajpurohit. (Co- Borrower),** B-102, Shreeji Krishna Avenue, Mehamadabad. Dist: Kheda Gujarat-387150 **Mehamadabad Branch**	Equitable Mortgage of property bearing R.S. No. 284-1/Paikee 1 Hec 0.17.83 are NA land i.e 1783 sq mtr. Bearing TP Scheme No-1 (Mehamadabad-Khatraj) Final Plot No. 298/1 paikee Sub Plot No. 2 Area adm. 1501 sq.mtr. NA land paikee First Floor Flat No. 102 at Block No. B area adm. 67.73 sq.mtr (Super Built Up) and 19.96 sq.mtr. unsheared land area bearing Municipal Property No. 1340/SKA/FF/102/B situated at Shreeji Kirshna Avenue within the limit of village Mehamadabad, Taluka Mehamadabad, Distt: Kheda, Gujarat-387130. **The Boundaries are : East :** Flat No. B-105 After Foyer, **West :** Madhavnand Ashram After Margin, **North :** Flat No. B-103, **South :** Flat No. B-101	**Rs. 11,74,871.80 as on 27.01.2026 + Interest + Other Charges**	**1. Rs. 18,30,000/-** **2. Rs. 1,83,000/-** **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: PHYSICAL
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 : 9687672980**
(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 noticed 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**

बैंक ऑफ़ इंडिया Bank of India BOI Relationship beyond banking

ASSET RECOVERY DEPARTMENT

6th Floor, Bank Of India Building, Bhadra, Ahmedabad, Phone: 079-66122528, 66122530

POSSESSION NOTICE **RULE-8(1)**

(For Immovable Properties)

The undersigned being the Authorized Officer of the **Bank of India** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices on the under noted dates in respect of various loan / Financial Assistance under its credit facilities, calling upon the respective borrowers / guarantors to repay the amount mentioned in the notices being further interest thereon within 60 days from the date of receipt of the said notices. The respective borrowers / guarantors having failed to repay the amount, notice is hereby given to the borrowers /guarantors and the public in general that the undersigned has taken **Possession** of the properties described herein below an each account in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules and on this below mentioned date. The respective borrowers/ guarantors in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will subject to charge of **Bank of India, Ahmedabad** for the amounts and with further interest thereon till the date of payment and incidental expenses, costs, charges thereon mentioned against each accounts herein below. The respective borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Borrowers & Guarantors & Branch Name	Demand Notice Date / Outstanding Amount (Rs.)	Description of Immovable Properties	Date / Type of Possession
1	**Mahendra Madansinh Rawat** (Borrower) & **Mrs. Vadamben Madanbhai Rawat** (Co-Borrower) **Branch: Maninagar**	**07.04.2026 Rs. 6,84,451.77/-** (Rupees Six Lakh Eighty Four Thousand Four Hundred Fifty One and Seventy Seven Paise Only) and interest thereon	All that piece and parcel of Freehold Immovable Property being Flat No. B-201 in the scheme known as Devashray City (Ramol) admeasuring Carpet Area 30.65 sq.mtrs. situated on land bearing Proposed Final / Plot No. 3/3 + 3/6 + 3/10 + 4/6 + 5/3 + 5/4 of T.P.S. No. 115 in lieu of Survey No. 4/3, 4/6, 4/10, 5/6, 6/4, 6/5 situate at Moje - Ramol, Taluka - Vatva, District Ahmedabad and Sub District Ahmedabad - 11 (Asiali) which is bounded as under: East: Flat No. B-202, West: Stair, North: Passage then Flat No. B-208, South: Society Road then Block - A.	**15.08.2026 Physical Possession**
2	**M/s Rutv Enterprise** Prop. **Mr Vijaykumar B Patel** **Branch: Ahmedabad Main**	**10.12.2025 Rs. 10,21,184.7** (Rupees Ten Lacs Twenty One Thousand One Hundred Eighty Four and Seven Paise Only) and interest thereon	All that part and parcel of the property owned by Shri Vijay Kumar B.Patel being freehold immovable office no 2/2/B admeasuring 24.33 sq.mts on second floor together with proportionate undivided share admeasuring 13.71 sq.mts in the Common land of the scheme known as "Samrudhhi Complex" a scheme situated and lying on Freehold Non agriculture land bearing sub plot no 51/Aof final plot no 51of TP Scheme No 102 allotted in lieu of Revenue survey no 438 of mouje Nikol Taluka Asarwa in the District Ahmedabad and Registration Sub District of Ahmedabad-12 (Nikol) which is bounded as under: On or towards East by : Wall of Complex, On or towards West by : Common Passage, On or towards North by : Office No 3/2/A, On or towards South by : Office No 4.	**16.08.2026 Physical Possession**

Date : 15.08.2026, 16.08.2026, Place : Ahmedabad **Sd/- Authorised Officer, Bank of India**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Mehamadabad Branch: Opp Market Yard, Bank Road, Nadiadi Darwaja, Mehamadabad, Dist. Kheda-387130 India.
Phone: 91-2694-244046, Mo. 9687672980
www.bankofbaroda.bank.in, Email : Mehama@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), 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 "AvadhElegance", situated on Arvachin Cluster House, Nr. DarshanBunglows 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 noticed 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**

बैंक ऑफ़ बड़ौदा 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 Authorised 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/e-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 Falia, 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 Thakorbhai 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)**

a. **Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.**
b. **Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.**
c. **Bank will not be responsible or duty bound for handling over of physical possession.**
d. **Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.**
e. **Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e Auction.**
f. **Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited**
g. **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 maycontact the Authorized Officer on Tel No. **02632-241454**

Date : 20.08.2026 **Chief Manager & Authorised Officer,**
Place : Valsad **Bank of Baroda**