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.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction & Time of E-auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)
1	Salvav 9727782426	Mr Himay Rajan Desai Address 1: D/101, 1st Floor Arihant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191	All the piece and parcel of the property bearing Plot no 15 admeasuring 36.39 sq.mts Prominently Known As "Omkar Villa" Forming Part of NA Land Bearing Old Block Survey No 323/5/1 Bearing New Block Survey No 912/2 and old block/survey no 321/Paikee 5 Bearing New Block Survey no 1533 Bearing consolidated New Block Survey no 912/2 Situated at Village Balitha Tal Vapi And Dist Valsad belonging to Mr Himay Rajan Desai Bounded as Follows; North: Adjoining Road South: Adjoining open Land East: Adjoining plot no 14 West: Adjoining plot no 16	Rs.37,23,275 .83/- as on 31.08.2026	25/09/2026 02:00 PM to 06:00 PM	1.Rs. 27,13,000.00/- 2.Rs. 2,71,300/- 3. Rs. 10000/-	Physical

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

Date: - 08.09.2026
Place: - Valsad

Authorised Officer
Bank of Baroda.

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119 FOUNDATION YEAR

From: -
Salvav Branch

तारीख: - 08.09.2026

प्रिय महोदय/महोदया / Dear Sir/Madam,

प्रति, To,
उप महाप्रबंधक / Deputy General Manager
विपणन विभाग / Marketing Department,
वेबमास्टर टीम / Webmaster Team
बीएसटी, बीकेसी मुंबई / BST, BKC Mumbai.

✓ New Auction Upload

व्यक्तियों/ Particulars	**Content in Hindi**	**Content in English**	Attachments (Filenames)
Zone	बड़ौदा	Baroda	
क्षेत्र / Region	वलसाड	Valsad	
शीर्षक 1/ Title 1	खाता : श्री हिमय राजन देसाई शाखा: सलवाव शाखा	Mr Himay Rajan Desai Branch: Salvav Branch	1. Sale Notice 2. Terms and Conditions 3 E paper
ई नीलामी की तारीख / E Auction Date	25/09/2026	25/09/2026	

Documents to be uploaded (if any)

1. Sale Notice
2. Terms and Condition

Authorized/ Approved by - Chief Manager, ☐

Signature and Seal:

Name: Pranam Kumar

Designation: Chief Manager

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SALVAV BRANCH
Dist. Valsad
सलवाव शाखा

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TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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, 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 (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/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction & Time of E-auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)
1	Salvav 9727782426	Mr Himay Rajan Desai Address 1: D/101, 1st Floor Arihant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191	All the piece and parcel of the property bearing Plot no 15 admeasuring 36.39 sq.mts Prominently Known As "Omkar Villa" Forming Part of NA Land Bearing Old Block Survey No 323/5/1 Bearing New Block Survey No 912/2 and old block/survey no 321/Paikee 5 Bearing New Block Survey no 1533 Bearing consolidated New Block Survey no 912/2 Situated at Village Balitha Tal Vapi And Dist Valsad belonging to Mr Himay Rajan Desai Bounded as Follows; North: Adjoining Road South: Adjoining open Land East: Adjoining plot no 14 West: Adjoining plot no 16	Rs.37,23,275 .83/- as on 31.08.2026	25/09/2026 02:00 PM to 06:00 PM	1.Rs. 27,13,000.00/- 2.Rs. 2,71,300/- 3. Rs. 10000/-	Physical

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **baanknet.com** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with **baanknet.com** Auction portal before the close of

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e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in baanknet.com and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support. **baanknet.com**
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of baanknet.com
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of

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remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed

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thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. 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 handing over the 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.

21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile **9727782426.**

Date: - 08.09.2026
Place: - Valsad

Authorised Officer
Bank of Baroda

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119 FOUNDATION YEAR

NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(5) , 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

09.09.2026

To

Mr Himay Rajan Desai Address 1: D/101, 1st Floor Arihant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191	**Mr Himay Rajan Desai** Address 2: Plot no 15, Omkar Villa, Village Balitha Tal Vapi And Dist Valsad 396191

Dear Sir,

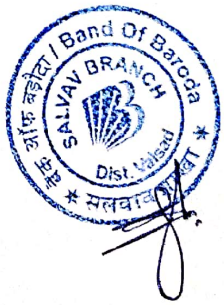
Re: Sale of secured assets being immovable property.

1. Please refer to the possession notice of the immovable property All the piece and parcel of the property bearing Plot no 15 admeasuring 36.39 sq.mts Prominently Known As "Omkar Villa" Forming Part of NA Land Bearing Old Block Survey No 323/5/1 Bearing New Block Survey No 912/2 and old block/survey no 321/Paikee 5 Bearing New Block Survey no 1533 Bearing consolidated New Block Survey no 912/2 Situated at Village Balitha Tal Vapi And Dist Valsad belonging to Mr Himay Rajan Desai Bounded as Follows; North: Adjoining Road South: Adjoining open Land East: Adjoining plot no 14 West: Adjoining plot no 16 and the publication of the said notice in Has been done within 7 days from the date of possession, by the undersigned for the purpose of realization of secured assets in exercise of the powers conferred on the secured creditors under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Bank towards discharge of your liabilities in full and hence we propose to sell the aforesaid immovable property on **25.09.2026**.

2. We hereby give you notice of thirty days that the aforesaid immovable property shall be sold by the undersigned at **2:00 P.M to 6:00 P.M** dated **25.09.2026** on https://baanknet.com.

3. A copy of the notice inviting offers for sale containing particulars of the immovable property, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale, is enclosed for your Information. The said notice is also published in **Business Standard** and **Sandesh** dated **09.09.2026.**

Yours faithfully,



(Pranam Kumar)
Authorised Officer
Bank of Baroda

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119th FOUNDATION YEAR
LEADING WITH TRUST

Committee for Fixing Reserve Price at Salvav Valsad

Dear Sir,

Issue for Consideration:

To reduce the reserve price of secured assets mortgaged in the Account **Mr Himay Rajan Desai** at **D/101, 1st Floor Arihant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191** for the purpose of sale under SARFAESI Act 2002 as **earlier auction dated 25.08.2026 had failed** due to non-availability of bidders as the prevailing reserve price appears to be on higher side due to which we are unable to generate bidders for the same.

Brief Background:

Housing loan facility aggregating Rs. 35.47 Lakh was sanctioned to **Mr Himay Rajan Desai** by our Salvav Branch, Valsad on 24.07.2024.

- Earlier the conduct of the account was satisfactory but later on due to irregular repayment, the account turned to NPA on 08.01.2026.
- Various personal meetings were done for upgradation of the account/recovery of Banks dues, but all efforts were in vain.
- The branch initiated recovery action under SARFAESI Act 2002. Accordingly, SARFAESI -13(2) notices were issued to the Borrowers on 15.01.2026. Later on, Symbolic possession of property was taken on 14.07.2026 & Physical possession was taken on 26.08.2026.
- Following properties were put for auction on **25.08.2026**

Property No	Description of the Immovable Property	Auction Date	Reserve price
1.	All the piece and parcel of the property bearing Plot no 15 admeasuring 36.39 sq.mts Prominently Known As "Omkar Villa" Forming Part of NA Land Bearing Old Block Survey No 323/5/1 Bearing New Block Survey No 912/2 and old block/survey no 321/Paikee 5 Bearing New Block Survey no 1533 Bearing consolidated New Block Survey no 912/2 Situated at Village Balitha Tal Vapi And Dist Valsad belonging to Mr Himay Rajan Desai Bounded as Follows; North: Adjoining Road South: Adjoining open Land East: Adjoining plot no 14 West: Adjoining plot no 16	25.08.2026	**Rs. 30,13,857.00**

Property No 1

S.N.	Name of Valuer	Date of Valuation Report	Market Value	Realizable Value	Distress Value
1	M/s PADMAVATI CONSULTING SERVICES	15.07.2026	**33,49,000/-**	**Rs. 30,13,857/-**	**Rs. 23,44,111/-**

- Sale notice was served on 22.07.2026 and the property was put for auction on **25.08.2026** with reserve price of **Rs. 30,13,857/-** as per Domestic Recovery Policy 2023 but the sale failed due to non-availability of bidders at aforesaid price, hence auction could not be succeeded.
- Since, the auction dated **25.08.2026** based on valuation had failed to generate any bid for property, we feel that a reduction of 10% in reserve price may attract bidders for the said properties in the next auction.
- Now as per Recovery Policy 2023, we request you to reduce the reserve price of **Rs. 30,13,857/-** which was put up in last auction by 10% i.e. **Rs. 27,13,000/-**

Justification for Approving Value of Security.

As mentioned above, the auction sale of mortgaged property was scheduled one time earlier but the same was not successful due to higher value. As per the Corporate Policy for Management & Recovery of Non- Performing Assets, Advances (Domestic & Overseas Branches) 2023, **" If bids at not received at the reserve price, Authorized Officer should decide about Fresh Valuation of Property & reduction in Last Reserve Price and submit the proposal to the committee for reduction in reserve price.**

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Further it has also been mentioned **"At the time, the committee may reduce upto 10% in the reserve price which was put up in last auction. If bids are not received at the reduced Reserve price, the committee may further reduce reserve price @ 10% till successful auction of the property.**

Also, the prevailing market conditions, local demands, location specific factors and feedback received from the prospective purchasers/bidders indicate that the existing reserve price is comparatively high which is restricting participation in the auction process.

Despite efforts made by the Branch/Enforcement Agency for mobilization of prospective bidders, adequate response could not be generated at the existing reserve price.

In the view of the above and with the objective of expediting recovery and avoiding further delay in realization of bank's dues, reduction in the reserve price is considered necessary to attract genuine prospective bidders and facilitate a successful auction.

In view of above, we may reduce the reserve price of **Rs. 30,13,857/-** which was put up in last auction by 10% i.e. **Rs. 27,13,000/-**

Recommendations of Branch level Committee:

In view of above, we request you to consider our request favorably as mentioned in issue for consideration.

( ) **Manager**

( ) **Sr Manager**

Place: VALSAD.
DATE: 05.09.2026

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