



बैंक ऑफ बड़ोदा

Bank of Baroda



Sale Notice for Sale of Immovable/Movable Property

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable/Movable 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**", "**Whatever there is**" and "**Without Recourse**" 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 –

Name and address of borrower/s and Guarantor/s	Give short description of the movable/immovable properties with known encumbrances, if any	Total dues	Date and time of e auction, Start Time to End Time.	1). Reserve price 2). EMD. 3). Bid Increase amount	Property inspection date and time
M/s Nilansh Creation 8 th floor, Shop No. 8125 to 8127, Millenium Textile Market – 4, Ring Road, Bhatthena, Surat - 395002	Flat: All that right title and interest in the residential property Flat No. 407 admeasuring about 1155.00 sq fts. Super built-up without roof on 4 th floor of "Sukhi Pariwar Apartment" ward no. 28, Mohalla Shaikhpura Sikar Tehsil & District Sikar, Rajasthan. Total Area of the property admeasuring about 1250.33 sq yards super built-up together with all common rights and amenities attached with the said property. The said property is bounded as under: East: Rasta, West: Nohara Kabra, North: Property Laxminarayan, South: Rasta	Rs. 4,56,74,314.23/- (Rupees Four Crore Fifty-Six Lacs Seventy-Four Thousand Hundred Fourteen and Twenty-Three Paisa only) with further interest thereon and other charges as mentioned in the Demand notice Dt. 12-03-2025	12-11-2026 02:00 PM To 06:00 PM	Rs. 28,80,000/- Rs. 2,88,000/- Rs. 10,000/-	03-11-2026 03:00 PM To 05:00 PM
Mrs. Anita Amitkumar Agarwal – Proprietor E-308, Ashirwad Palace, Jivkar Nagar, Bhatar Char Rasta, Surat – 395007 Guarantor: Ravi Agrawal Amit Kr Agarwal Sanjeevani Agarwal Deendayal Agarwal	Property id: BARB58150118				

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com/>. Also, prospective bidders may contact the Authorised officer on Mobile no. 8303977423.

कुल बैंक ऑफ बड़ोदा / For Bank of Baroda

प्रधिकृत अधिकारी / Authorised Officer
आं.द.आ.व. शाखा, बड़ोदा / ZOSARB, Baroda

(Prabhat Kumar Shukla)
Authorised Officer

Date: 22-10-2026
Place: Vadodara

Zonal Stress Asset Recovery Branch, Fourth Floor, Suraj Plaza III, Sayajiganj, Baroda फ़ोन/Phone- +91 0265-2360022
ईमेल – armsgz@bankofbaroda.bank.in, Web: <https://bankofbaroda.bank.in/>